

For Review

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BRITISH MEDICAL JOURNAL

SOUTHAMPTON
URBAN SANITARY AUTHORITY.

Detailed Report

OF

DILAPIDATED AND UNHEALTHY HOUSES

IN THE

Borough of Southampton

PREPARED BY ORDER OF THE

SOUTHAMPTON TOWN COUNCIL

BY

A. WELLESLEY HARRIS,

M.R.C.S. ENG., L.S.A., D.P.H., &c.,

Medical Officer of Health to the Borough and Port
of Southampton.

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SUBMITTED DECEMBER, 1893.

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RESOLUTIONS

In respect to this Report carried by the Southampton Town Council.

Wednesday, the 14th day of January, 1891.

A Meeting of the Council of the Borough of Southampton was this day held at the Municipal Offices, Southampton.

MR. ALDERMAN E. BANCE, J.P., Mayor, in the Chair.

DILAPIDATED HOUSES, &c.

At this Council it was moved by MR. COUNCILLOR GAYTON, and seconded by MR. ALDERMAN MILLER—

“That the Borough Surveyor, in conjunction with the Medical Officer of Health, be instructed to bring up a Report to the Town Council setting forth in full the number of dilapidated houses, or tenements, or outbuildings, within the Borough, together with the names of the owners thereof.”

It was moved as an Amendment by MR. COUNCILLOR WALTON, and seconded by MR. COUNCILLOR PRIVETT—

“That the matter be referred to the Sanitary Committee for consideration.”

The amendment, having been put to the vote, was negatived, there being

For it	Against it	Neuter
11	12	0

The original proposition was thereupon put to vote, and carried.

Wednesday, the 9th day of March, 1892,

A Meeting of the Council of the Borough of Southampton was this day held at the Council Chamber of the Municipal Offices, Southampton, JAMES LEMON, ESQ., J.P., Mayor, in the Chair.

DILAPIDATED HOUSES, &c.

At this Council it was moved by MR. COUNCILLOR WATSON, and Resolved unanimously—

“That in consequence of the illness of the Borough Surveyor, the Council request the Medical Officer of Health to finish the Report, setting forth in full the number of dilapidated houses, tenements, or outbuildings within the Borough, together with the names of the owners thereof, pursuant to the resolution passed by the Council on the 14th January, 1891.”

SYNOPSIS.

- I. Resolutions concerning the Report. Introduction :
Advantage of dealing with Small Areas.
- II. Epitome of the "Housing of the Working Classes Act, 1890" showing in an extract form the various ways of dealing with the Report.
- III. Explanation of the Column Headings in the Tabular Report (See Appendix).
- IV. Description of Plans in Tabular Appendix. Improvement Schemes.
- V. Small Areas.
- VI. Particular Courts and Alleys,
- VII. Common Lodging Houses.
- VIII. Results of residence in Courts. Outdoor closets. Water supply. Wooden spouting. Lack of ground floor ventilation. Floors below pavement level. Morality. Blind courts.
- IX. List of Houses Unfit for Habitation. Obstructive Buildings. Back-to-Back Houses. Dilapidated Houses.
- X. Statistical. Conclusion.

INTRODUCTION.

GENTLEMEN—

The above Resolutions were propounded and carried at two Town Council Meetings held on the 14th January, 1891, and 9th March, 1892, and in obedience thereto the accompanying Report has been compiled by me, so it will be understood that in drawing up the Report I have merely carried out the instructions of the Sanitary Authority. The second Resolution in itself partly explains the delay which has arisen in the issue of the Report. The mass of material to be collected and, from time to time revised, the extra duties accruing in the Sanitary Department by reason of the Cholera Precautions of last Autumn, followed by an outbreak of Small Pox, and the fact that the Report itself has been in the hands of the Press for nine months, will, I feel certain, show sufficient excuse for the delay I have referred to.

150 Copies have been printed, but as a matter of economy only 75 complete sets have been bound; the extra copies will remain for future use, their cost being little over price of the paper on which they are printed.

The details of the Report have been collected and arranged so that if any action is taken under the powers set forth in the Housing of the Working Classes Act, 1890, the particulars necessary for the Schemes may be easily considered.

The fact of repeated visits to the houses herein described has in itself had the effect of improving them in some instances, since the Tables have been printed, which will account for a few discrepancies which must necessarily occur in a Report involving reference to so many Dwelling Houses.

In studying this Report there are two very important facts I wish to lay before you : First, that house accommodation for the poorer classes is scarce, nearly all the existing dwellings being occupied ; and, next, that owing to fresh enterprise in the Town, especially the advent of other shipping lines, and the extensive dock work, a difficulty other than expense would arise in dealing with large Areas at one time, as many persons would be unhoused and unable to find other dwellings. Therefore, in considering this question, I would advise you to deal with only small Areas at a time, first selecting the worst property, including, of course, such houses as are unfit for habitation, and for economy I would suggest that the work of improvement should begin with the property belonging to the Corporation.

Another advantage of adopting this suggestion is the facility with which the work may proceed under the second portion of the Housing of the Working Classes Act, in which case the Petition of the Sanitary Authority, if unopposed, is confirmed by the Local Government Board ; whereas in dealing with a Scheme under Part I, Orders in all cases are merely provisional, and must be submitted to Parliament for confirmation.

The following brief epitome of this Act will be most useful in considering the report.

EPITOME
OF
THE HOUSING OF THE WORKING CLASSES ACT,
1890.

PART I.
DEALING WITH SCHEMES FOR LARGE AREAS.

HOUSING OF THE WORKING CLASSES ACT, 1890.

This Act has repealed and consolidated fourteen previous Acts, and is the Act which now governs the subject of dwellings for the working classes, and under which the Corporation must now proceed. It is divided into seven parts; the first three are the main portions, and are sufficient for the present purpose.

Parts I. and II. are obligatory.

Part III. is adoptive.

PART I.

Part I. has for its heading "Unhealthy Areas," and gives sufficient power to the Local Authority to clear an unhealthy area of a town, removing unhealthy houses, narrow courts, alleys, &c., or groups of houses so situated that the supply of light and air and their ventilation are interfered with, or that their faulty construction prevents their having proper sanitary conveniences. Having removed these unhealthy houses, power is then given to the Authority to replace them by well constructed houses, and to rearrange streets, courts, alleys, &c., to permit of ample light and air.

Under this portion of the Act several areas may be included in one Improvement Scheme. The steps to be taken are as follow:—

A.—An Official Representation (Section 5).

An Official Representation for the purpose of Part I. shall mean a representation made to the Local Authority by their Medical Officer of Health in the following way:—"The Medical Officer of Health SHALL make such representations, wherever he sees cause to make the same."

The Act further permits the Local Authority to exclude a portion of property, or to acquire land in the vicinity of an Area, or to widen narrow streets or approaches to the Area included in any Scheme under Part I. Should an Improvement Scheme be decided on, the application to the Local Government Board should be accompanied by "Maps, Particulars, and Estimates." The land proposed to be taken compulsorily should be distinguished.

B.—The procedure then is as follows:—

Advertisement of the Scheme.

(1) The Local Authority having investigated the representations made by the Medical Officer of Health shall, if they decide upon an Improvement Scheme, pass a resolution to that effect.

(2) Notice of such Scheme should be advertised in a local newspaper during either September, October, or November, stating where a copy of the Scheme may be seen at all reasonable hours; this is with a view of informing the public generally and those persons who may be directly affected.

(3) A month after the publication of the advertisement, notices must be served on every individual affected or likely to be affected.

(4) Presentation of the Petition to the Local Government Board for a Confirmation Order of Scheme.

(5) Local Inquiry by the Local Government Board as to the correctness of Particulars and to hear local objections.

(6) The Local Government Board may then grant a Provisional Order. They may also require the Local Authority to provide suitable dwellings for the accommodation of persons displaced in the area of the proposed scheme. In London this provision is compulsory, but in the Provinces it is put into force only when the Local Government Board make the request.

(7) The Provisional Order has then to pass through Parliament. Should the Bill be opposed it would be referred to a Select Committee for consideration and report.

In the event of the consent of Parliament to the Provisional Order for the Scheme being given, the Local Authority will be required to take steps for purchasing the land, and otherwise carrying the Scheme into execution as soon as practicable.

(8) The Local Authority after purchase may sell part or the whole of the land, the condition being that the purchasers shall carry the Scheme as approved into execution.

(9) The Local Authority may themselves clear the land, lay it out in streets, sewer and drain the same, and then sell or let it.

They cannot themselves build upon the land without the sanction of the confirming Authority, viz., Parliament.

C.—ACQUISITION OF LAND.—In purchasing the land the following points are provided by the Act:—

- (1) The value of the land shall be based upon the full market value.
- (2) The nature, condition, probable duration, and state of repair of the property to be taken into account.
- (3) It is usual for compulsory sales to add 10 per cent. to the estimated value, but under this Act such extra percentage is not to be added.

- (4) Persons who begin to build, alter, or improve property after the Advertisement is issued are not to be compensated for the cost of work so undertaken.
- (5) When houses are used for illegal purposes or are unfit for habitation, or insanitary, their estimated value is modified under Section 21 as follows:—

“On the occasion of assessing the compensation payable under any Improvement Scheme in respect of any house or premises situate within an unhealthy Area, evidence shall be receivable by the arbitrator to prove—

(1st) that the rental of the house or premises was enhanced by reason of the same being used for illegal purposes or being so overcrowded as to be dangerous or injurious to the health of the inmates ; or

(2ndly) that the house or premises are in such a condition as to be a nuisance within the meaning of the Acts relating to nuisances, or are in a state of defective sanitation, or are not in reasonably good repair ; or

(3rdly) that the house or premises are unfit, and not reasonably capable of being made fit, for human habitation ;

and, if the arbitrator is satisfied by such evidence, then the compensation—

(a) shall in the first case so far as it is based on rental be based on the rental which would have been obtainable if the house or premises were occupied for legal purposes and only by the number of persons whom the house or premises were under all the circumstances of the case fitted to accommodate without such overcrowding as is dangerous or injurious to the health of the inmates ; and

(b) shall in the second case be the amount estimated as the value of the house or premises if the nuisance had been abated, or if they had been put into a sanitary condition, or into reasonably good repair, after deducting the estimated expense of abating the nuisance, or putting them into such condition or repair, as the case may be ; and

(c) shall in the third case be the value of the land, and of the materials of the buildings thereon.”

From the foregoing abstract it will be easily seen that the formation of a Scheme under Part I. is a laborious method of dealing with insanitary Areas, and no doubt it would take three or four years to be put into efficient operation.



EPITOME.

HOUSING OF THE WORKING CLASSES ACT.

PART II.

DEALING WITH HOUSES UNFIT FOR HABITATION—OBSTRUCTIVE BUILDINGS—AND SMALL, UNHEALTHY AREAS—SHOWING THE GREATER FACILITIES OFFERED IN THIS PART OVER PART I.

PART II.

OWNER.—The definition of “Owner” in Part II. of the Act is technical, lengthy, and involved. The simple construction of the definition is, however, that the owner must possess at least 21 years’ interest in the property. Persons holding leases for a shorter period should not be served with notice, the Local Authority having to deal only with freeholders and leaseholders who have at least 21 years’ interest.

CLOSING ORDER.—Under this portion of the Act the Local Authority have power to deal with a single house on the report of the Medical Officer of Health that it is unfit for habitation, and must give notice to the owner thereof of the several requirements necessary for its improvement. If this be not complied with within the time specified therein then it becomes the duty of the Local Authority to apply to the Magistrates having jurisdiction for a Closing Order against the house forming the subject-matter of the Report. If such order be granted, and the work as ordered duly executed, the Magistrates, on being satisfied, may revoke the Closing Order, and the property can then be re-inhabited. Should, however, the Order be disregarded after the Closing Order is obtained, then the Local Authority may pass a Resolution that it is expedient to order the demolition of the building. The owner is to be acquainted with the Resolution, and notice given him that the Local Authority will hold a meeting (at any period) beyond a month after the time of such Resolution being passed, stating the day, time, and place of such meeting. Should the owner elect to execute the required work, the Local Authority may then name a specified and reasonable time for its completion. If the owner does not agree to forthwith execute the work necessary to render the house fit for habitation, the Local Authority shall order the building to be demolished.

When an Order for demolition has been made, the owner, within three months from the service of such notice, shall proceed to take down and remove the buildings. If he fail in this, the Local Authority shall demolish the building, selling all material, and pay over the balance, after deducting expenses, to the owner.

No building shall be erected on the site thus cleared which is likely to be dangerous or injurious to health.

OBSTRUCTIVE BUILDINGS.—An obstructive building under this Act is any building which, although not in itself unfit for habitation by its individual position, stops ventilation or makes

other buildings insanitary, or prevents proper measures being carried into effect for remedying nuisances. This is detailed by the following extract of Section 38:—If

- “ (a) *It stops ventilation or otherwise makes or conduces to make such other buildings to be in a condition unfit for human habitation or dangerous or injurious to health ; or*
- (b) *It prevents proper measures from being carried into effect for remedying any nuisance injurious to health or other evils complained of in respect of such other buildings.*”

If the Health Officer has made a representation to the Local Authority of the particulars, stating that in his opinion it is advisable that the obstructive building should be removed, the Local Authority shall cause a report to be made as to cost of pulling down, acquiring the land, and the value of the house. If they then decide to proceed, they shall serve a copy of the representation and the report on the owner, with a notice of time and place appointed for the consideration thereof. The owner has liberty to attend and object, or otherwise.

After hearing an objection the Local Authority may either allow or reject the owner's objections. The owner may appeal to the Quarter Sessions.

THE CLEARED SITE.—The Local Authority may keep the site as an open space, or dedicate it to a highway, or sell part, by consent of the Local Government Board.

SCHEME FOR SMALL AREAS.

(Under Part II., Section 39, Sub. Sec. (b).)

- (b) “ *Where it appears to the Local Authority that the closeness, narrowness, and bad arrangement or condition of any buildings, or the want of light, air, ventilation, or proper conveniences, or any other sanitary defect in any buildings is dangerous or prejudicial to the health of the inhabitants, either of the said buildings or of the neighbouring buildings, and that the demolition or the re-construction and re-arrangement of the said buildings, or of some of them, is necessary to remedy the said evils, and that the area comprising those buildings, and the yards, outhouses, and appurtenances thereof, and the site thereof, is too small to be dealt with as an unhealthy area under Part I. of this Act, the Local Authority shall pass a resolution to the above effect, and direct a Scheme to be prepared for the improvement of the said Area.*”

The following is the required procedure for a scheme dealing with Small Areas, and is the most useful when such Areas only are to be dealt with:—

- (1) Notice of Scheme (as in Part I.) to be given to owners. The Notice is not limited to any special month as in Part I.
- (2) Petition to Local Government Board for Confirming Order. The Local Government Board under this portion of the Act may by Order, after inquiry, sanction the Scheme, and if there is no opposition, it at once takes effect (*). This is far less complicated than the procedure under Part I. already referred to, where in all cases a Confirming Order of Parliament must be obtained, and it is easy to perceive the great facilities Part II. offers in this respect.

Thus, under favourable conditions, a small area may be dealt with in reasonable time.

* Should substantial opposition be made the time to carry a small area through is little short of a Scheme under Part I.

EPITOME
OF
THE HOUSING OF THE WORKING CLASSES ACT.

PART III.

RELATING TO THE ERECTION OF LODGING HOUSES TO BE VESTED
IN THE LOCAL AUTHORITY.

PART III (or Adoptive Portion of the Act).

This portion has not been adopted by the Local Authority of Southampton.

It has for its chief object facilities for acquiring or appropriating land for the purpose of erecting suitable Lodging Houses for the working classes; converting buildings into Lodging Houses; power to fit up and furnish the same; the management to be vested in the Local Authority; the making of Bye-laws for their management, and charges for tenancy.

If such houses be found too expensive the Local Authority may sell them with consent of the Local Government Board. The receipt of parochial relief disqualifies a tenant from occupation.

This portion of the Act also provides that any house let for occupation, where the aggregate rent does not exceed a certain sum (£8 yearly in Southampton) there shall be an implied condition that the house at the beginning of the tenancy is in a sanitary condition and fit for human habitation. And if it be not so the tenant has his remedy against the landlord for any ill effects arising from the bad sanitary condition of the property.

The epitome of the Act here given, will, I trust, simplify the salient points of this important measure, and show the advantage which, above all other enactments, it confers on the Local Authority in dealing with any slum improvements. Small Areas, as already pointed out, are not only easier to deal with, but the work of doing so is less expensive, and at the same time the provision of accommodation for displaced tenants is not necessary, as their number would be unimportant, and they could readily find other shelter.

EXPLANATION OF COLUMN HEADINGS IN TABULAR
APPENDIX.

EXPLANATION OF COLUMN HEADINGS IN TABULAR REPORT.

In preparing a Report of such magnitude a most important point arose at the very outset, viz.:—The best method to be adopted in order to bring the large number of facts together in the smallest space, securing at the same time simplicity in reference.

To meet these ends the details of 659 houses of the worst class are arranged in columns upon six sheets in the Report. The headings of these columns give those details which are the most important in the consideration of the property and need some brief explanation.

REFERENCE NUMBER.—Contains a Reference Number for each house by which it may be recognised on the accompanying plans.

NAMES OF COURTS OR STREETS.—The second column contains the particular Courts or Streets in which these houses are situate, and it may be stated here that the Report contains a description of all the Courts, as well as some of the Streets, in Southampton.

CLASSIFICATION OF COURTS AND STREETS. — Alphabetical classification has been avoided in order to simplify the arrangement of Plans. The particular Courts have been taken in contiguous groups, which will facilitate their examination, and also save time.

Ordnance Maps were marked off in small squares, and these were examined in their order, as it renders the formation of areas perfectly simple. This arrangement will also be of service should any improvement scheme be adopted.

OWNER.—See definition in Epitomé of Housing of Working Classes Act, 1890, Part II.

KIND OF HOUSE.—Under this heading various expressions are made use of; their meaning will be explained in accordance with the Housing of the Working Classes Act, 1890.

Obstructive building is best defined by Section 38, sub-Section 1, 53 and 54 Victoria, Chap. 70, wherein it is set forth that where the Medical Officer of Health finds that any building, although in itself not unfit for habitation—“ *stops ventilation or otherwise makes or conduces to make such other buildings to be in a condition unfit for human habitation or dangerous or injurious to health ; or it prevents proper measures from being carried into effect*

for remedying any nuisance injurious to health or other evils complained of in respect of such other buildings ; in any such case the Medical Officer of Health shall represent to the Local Authority the particulars relating to such first mentioned building (in this Act referred to as an obstructive building) stating that in his opinion it is expedient that the obstructive building should be pulled down."

A list is appended of all the obstructive buildings contained in this Report, with their reference number.

NO THROUGH VENTILATION.—This is a definition which frequently repeats itself, and applies to houses that have no back space, and are without through ventilation. Many of these houses, although unhealthy, cannot be definitely stated as being quite unfit for habitation, because of this alone. Residence in such houses undoubtedly produces a bad effect upon those who inhabit them by reason of insufficient ventilation and want of sanitary conveniences, (see paragraph "Outside Sanitary Conveniences in Courts.").

THROUGH.—Houses having ventilation at back by door or window

BACK-TO-BACK HOUSES.—These are houses so situated as to back on one to another, having no through ventilation.

EMPLOYMENT OF OCCUPIER.—Where possible the employment of occupier has been obtained, which is interesting, as showing the class of people occupying the houses.

RENT PAID.—The study of this column forms an index to the value of rents received, and further is worthy of notice as showing the demand there is for workmen's dwellings; and there is no doubt much better accommodation might be provided by private speculation, which would yield a fair return on capital outlay.

NUMBER OF OCCUPANTS.—The figures under this heading, if taken into consideration with the cubic capacity found in the individual rooms, shows overcrowding, as many tenants of the houses let lodgings.

The living room often serves the purpose of a bedroom as well, while in many cases bedrooms are also used as living rooms. Calculations of air space should therefore be made upon 400 cubic feet allowance for adults, and 200 cubic feet per head for children as a minimum.

CONDITION OF PAVING.—Refers to paving of the court in most instances.

WATER SUPPLY.—It will be found that in the majority of instances a single water tap is fixed in the court, few of the houses referred to in this Report having separate water supply.

I am of opinion, especially from what I have seen, that such an arrangement is responsible for much uncleanness, both of the houses and their occupants, there being considerable trouble in some courts to obtain water, which frequently has to be obtained from a distance.

Where persons are sick they are unable without assistance to obtain any, while in winter time and during inclement weather the inclination to go the whole length of a Court to obtain water is not great. The washing of clothing is also rendered difficult from the same cause.

ASHPIT ACCOMMODATION.—Great improvement has been made since the commencement of this report. Many Courts were without any accommodation beyond a festering heap in a corner, while others had open receptacles where rain fell and assisted the speedy disintegration and putrefaction of their contents.

GENERAL CONDITION OF HOUSE.—The definitions in this column, although very brief, speak for themselves. The absence of sufficient light is recorded by the word “dark,” and would play an important part in the causation of anæmia and phthisis. Dampness would increase this, and be a cause for rheumatic diseases also.

WIDTH AND LENGTH OF COURT.—These measurements refer to the space in front of houses situate in a Court. Some Courts have houses on both sides. These measurements also show how far the passage of air and the admittance of light are interfered with. In passing along some of the Courts the odour of reeking habitations is plainly perceptible.

WIDTH AND DEPTH OF HOUSE.—Gives an idea of size.

YARD SPACE.—The majority of these houses are without any yards at all, others have so small that the space is almost useless.

NUMBER OF FLOORS.—If taken in conjunction with depth will show if there is more than one room on a floor.

CUBIC CAPACITY.—The four succeeding columns show the measurements and uses of various rooms in the house.

VENTILATION.—The method of ventilation is shown whether by window or chimney. Many rooms have no fireplaces. Even such fire-places as do exist are usually covered in or blocked up. This class of tenant rarely indulges in the luxury of open windows.

WATER-CLOSET ACCOMMODATION. — This is very important. With few exceptions it is usual to find limited sanitary conveniences situate at the end of a Court. No one in particular seems to be responsible for their cleanliness, and they are often used by persons not residing in the Court. The consequence is the majority assume a most filthy condition. Persons confined to the house through illness, inclement weather, or laziness, retain excreta in their room, in some cases, either in a tub placed in a cupboard or under the bed, making the atmosphere poisonous.

With modern plumbing, water closets can be safely fixed inside houses, or if there be no room they should be provided within a very easy distance. The distances are given in the tables. The present arrangement in some courts is degrading to the morality of the inhabitants and annoying to passers by; instances will be given later on.

DESCRIPTION OF PLANS IN TABULAR APPENDIX.
IMPROVEMENT SCHEMES.

DESCRIPTION OF PLANS.

In order to make the Report more intelligible, eight outlined Plans have been prepared from the Ordnance sheets, the details of which have been so arranged as to allow of one or more small insanitary Areas being shown upon the same sheet. The square spaces which have been lined in are either obstructive buildings, back-to-back houses, or houses requiring special notice from their insanitary condition. The blank spaces with numbers also represent houses dealt with in the Report.

To make these numbers more intelligible it is best to take a Court on plan A as an example, say Cushen-court, French-street. The Reference Numbers there are 81 to 94. Nos. 81 to 86 are buildings without through ventilation. Nos. 82, 84, 86 are obstructive buildings to the houses at the side of them, preventing the free circulation of air in and about 81, 83, and 85, and if buildings 82, 84, and 86 were removed, 81, 83, and 85 would have ventilation on each side. The obstructive buildings on the opposite side of the Court are marked differently, so that from 87 to 92, which includes six houses, by removing two of these we get side ventilation to the houses 88, 89, 91, and 92. The Reference Numbers marked on the Plans are found in the left hand column of the Tabular Sheets, which give full details in respect to any house.

SCHEME 1—IMPROVEMENT SCHEME.

On examining Plan "A" it presents a street improvement which would not only remedy the evil of houses in narrow Courts, viz. :—Brewhouse Lane, portion Brewhouse Court, Vyse Lane, Victoria Court, Wickham's Court, but would, apart from the improvement of dwelling houses, form a convenient and important new thoroughfare, carried from the High Street, through Brewhouse Lane and Vyse Lane to Bugle Street, finishing opposite Westgate Street, making a direct main road to the West End Station. Such an improvement, besides being a great convenience to the public, who now have to travel by a circuitous route to the West End Station, would be a further benefit by removing the insanitary Areas, and the riotous class of tenants who now occupy these districts. Some of these houses at various times are occupied as brothels. This Scheme would be the best way of dealing with some of the most unhealthy Courts in the Town.

SCHEME 2—PLAN A.

Brewhouse Court (portion), 13 to 19. Pardy's Court, 22 to 26. Roe's Court*, 27 to 30. Goater's Court, 31 to 34. Goater's Alley, 35 to 40, and Fives Court*, 41 to 51.

A second and almost as important a scheme is greatly needed for removing a portion of Brewhouse Court, the whole of Pardy's Court, Roe's Court, Goater's Court, Goater's Alley, and Five's Court, which constitute an unhealthy area of houses shut in behind buildings in French Street on the west, and High Street on the east.

One would have desired to have split these up into Small Areas for their easier manipulation, but the Courts are all unhealthy, and so intimately connected that it would be better to include them in one Scheme, which would increase the value of the remaining land. This scheme would include houses Nos. 13 to 19 and 22 to 51 (see Plan A).

The remaining property will be classified under a heading of Small Areas, the legal machinery for which will be found under Part II. Housing of the Working Classes Act.

SCHEME 3—PLAN B.

A large insanitary district, which would form a third scheme, extending from and including Castle Gardens, Castle Buildings, Castle Lane, Lansdowne Place, Simnel Street, Williams Court, Lansdowne Hill, Castle Court, Dear's Court, Lock's Court, Blue Anchor Court, Blue Anchor Lane, and White's Court, depicted on plan B, have been divided into Small Areas, Nos. 2 to 7, with a view of rendering an improvement to this district. Action could be taken under Part II. of the Housing of the Working Classes Act which deals with "Small Areas" in lieu of one Scheme.

If the Authority, however, would feel disposed to make one large Scheme under Part I., it would be the means of more rapidly carrying out a much needed improvement, the houses in this particular district being unhealthy and in many instances dilapidated.

*Corporation Property.

SMALL AREAS.

WHICH MIGHT BE DEALT WITH UNDER

PART II.

OF THE HOUSING OF THE WORKING CLASSES ACT.

SMALL AREAS.

The description of each Small Area, except the worst ones, is very brief. The details are more minutely set forth herein under the heading of particular Courts.

Area 1

Plan A.—Ref. Nos. 81 to 94.—Cushen's Court.

Consists of Cushen's Court previously described. This Court is blocked at its entrance by two old houses in French-street, and contains houses that are unhealthy by reason of dampness, want of light and air.

Area 2.

Plan B.—Ref. Nos. 98 to 117 and No. 127.

Castle Gardens and Castle Buildings. The whole of these houses are without through ventilation.

Area 3.

Plan B.—Ref. Nos. 118 to 126 and 134 to 143.

*Castle Lane, including *Lansdowne Place (chiefly Corporation property). The property in this Area is extremely bad and dilapidated, and houses 118 to 123 are unfit for healthy occupation.

They are let by the Corporation to a person who relets them in rooms, at a weekly rental, and they are often seriously overcrowded, while the sculleries are also converted into bedrooms.

Area 4.

Plan B.—Ref. Nos. 144 to 157.

Castle Court and Dear's Court.

Two blind courts leading out of Simnel-street.

Area 5.

Plan B.—Blue Anchor Lane, Nos. 184 to 188.

Blue Anchor Court, Nos. 171 to 178.

Lock's Court, Nos. 193 to 196.

*Collis's Court, Nos. 179 to 183.

White's Court, Nos. 165 to 170.

*And Anspach Place, Nos. 189 to 192.

* This is Corporation property.

The houses in Blue Anchor Lane consist entirely of dilapidated wooden buildings which have been closed by the Sanitary Authority under Section 32 of the Housing of the Working Classes Act, and still remain without any alteration. In Blue Anchor Court the houses are in a dilapidated and unhealthy condition. In Lock's Court the houses are in a ruinous state and were closed, being unfit for human habitation, over two years ago. Collis's Court is the property of the Corporation, and the houses are unfit for habitation. White's Court should be acquired in this Area, as it would open up a large space.

To perfect this Area the Town Wall, which is one of our most interesting pieces of ancient architecture, would be left intact, but the insanitary dwellings behind the wall, including Collis's Court, Lock's Court, and White's Court should be removed, leaving a clear space behind the walls.

The houses in Anspach Place should also be dealt with, widening the existing West Quay road at that spot for any future improvement, and opening a large portion of the Town Walls which has for many years been screened from the public view by the houses in Anspach Place. This Area contains many houses which are unoccupied, and is the one I would recommend to your consideration as the first to be dealt with. The only tenants the scheme would displace would be a few in Blue Anchor Court, White's Court, and Anspach Place. This would give an area for the erection of dwellings which would bring in a much higher rental than the existing ones produce, and would be much more healthy. The approach would be from St. Michael's Square, and a back ventilation would be obtained through the arches in the walls at West Quay.

Area 6.

Plan B.—Ref. Nos. 199 to 206.

Simmel Street.

Simmel Street, from a house on Plan B, marked 206, along the north side of Simmel Street to house marked 199 adjoining Castle Lane, together with Taylor's Court and other property at the rear. This would remove some very insanitary property, and is an Area that should be classed among the earlier ones for your consideration. The property cleared would give an excellent space for some cottages for the working classes.

Area 7.

Plan B.—Ref. Nos. 132, 133, and 158, to 164.
Property in Lansdowne Hill and Williams' Court.

Area 8.

Plan D.—* Taylor's Court (High-street), Nos. 224 to 232.

* Benwell's Buildings, Nos. 233 to 236.

And St. George's Court (Back-of-the-Walls), Nos.
237 to 249.

This Area includes three blind Courts, which are extremely unhealthy and difficult to improve in their present state of structure.

Area 9.

Plan C.—Ref. Nos., 276 to 280.

A great improvement has been made by demolishing several wooden and dilapidated tenements in Colson's and Saunders's Courts by the owners since the preparation of this Report.

Area 10.

Plan D.

Barling's Court, Nos. 250 to 254—Gloucester Court, Nos. 255 to 259—and seven houses in Lower Back-of-the-Walls.

Area 11.

Plan C.—Ref. Nos., 281 to 289, Mason's Close.

A close unhealthy Court.

Area 12.

Plan E.—Ref. Nos., 332 to 337, Horseman's
Buildings or Crown Court.

A desirable improvement. All these houses should be removed and the space left open.

Area 13.

Plan E.—Ref. Nos. 338 to 350.

Gordon's Passage, East Place, and East Street. Two small Courts, without through ventilation, and obstructed by two buildings—Nos. 343 and 344—in East Street.

* Corporation Property.

Area 14.

Plan E.—Ref. Nos. 351 to 357.

Green's Court.

A close and badly ventilated Court leading out of East Street; the houses are constructed chiefly of lath and plaster.

Area 15.

Plan E.—Frost's Court, Nos. 559—560.

Cross Court, 361 to 372.

Area 16.

Plan E.—Hawkins' Court, Nos. 373—374.

Nelson Place (Cross Street), Nos. 375 to 381.

And Barry's Court, Nos. 382—383.

Area 17.

Plan Ea.—Ref. Nos., 393 to 399.

Deacon's Court, Union Street. Unhealthy wooden buildings in a state of dilapidation.

Area 18.

Plan Ea.—Union Cut, Nos. 400—401, and

Union Place, Nos. 402 to 412.

Area 19.

Plan Ea.—Sawmill Cut, Nos. 444 to 449.

Area 20.

Plan Ea.—Challis Court, Nos. 467 to 472, and

Morses Buildings, Nos. 478 to 481.

Area 21.

Plan F.—Ref. Nos. 482 to 484, and 488 to 506 St. George's Court, Houndwell, Houndwell Cut, Miller's Passage, and St. Thomas's Buildings.

In this area the Nos. 490 to 494 are very unhealthy property, 488 and 489 being in a ruinous condition and built of wood. The houses in Houndwell Cut, 482, 483, and 484, should be included in this Area, 482 and 483 being situated over sanitary conveniences and unfit for habitation. In the Court is a large slaughterhouse, composed entirely of wood.

Area 22.

Plan F.—Ref. Nos., 512 to 534.

York Square, 510 to 516 are principally wooden houses, back to back, situated in the middle of a square. 525 to 529 are also back to back houses in bad condition; and the remaining houses, 518 to 528, and Nos. 529 to 534 (houses in Church Row) should also be included in any improvement in this area, as this district is a particularly bad one. It was, I believe, with the addition of other houses, decided to be cleared by the Corporation some years ago; and I am further under the impression that a Provisional Order was obtained to clear this property and erect public baths and washhouses.

Area 23.

Plan G.—Ref. Nos. 539 to 552.

Holden's Place and Isaac's Court, Nos. 539 to 552. 545 is a house that has been for some time past closed as unfit for habitation. The arrangement of these houses is extremely bad.

Area 24.

Plan G.—Mission Cottages, Nos. 557 to 560.

Cossack Place, Nos. 571 to 575.

Middle Street, Nos. 577 to 579.

Farmer's Court, Nos. 580 to 584.

And Everett's Court, Nos. 585—586.

Area 25.

Grove Street Cottages, Nos. 605 to 609, and Godfrey's Cut,
Nos. 610 to 617.

Area 26.

Bell's Court (Spa Road, Nos. 621 to 625, and Spa Court,
Nos. 626 to 631.

The foregoing Small Areas are according to the Plans. It would be impossible for the Corporation to deal with them under one big Scheme, not only by reason of the cost, but also on account of unhousing a large number of persons who would under the present circumstances be unable to obtain other accommodation, it being extremely difficult to find tenements in this town with rents sufficiently reasonable for the working classes. But if improvements were carried out in Small Areas, dealing with the worst at first, the outlay would be comparatively small, and the whole work might be extended over a long period.

Houses that are individually bad, while those surrounding them are in a moderately fair condition, need not come under the Scheme for Small Areas, but might be dealt with under Section 32 of the Housing of the Working Classes Act, by obtaining first a Closing Order, and, finally, demolishing them in accordance with the Section empowering the Corporation so to do.

PARTICULAR COURTS AND ALLEYS.

PARTICULAR COURTS AND ALLEYS.

BREWHOUSE LANE.

Reference Nos. 1 to 12. Plan A—*Population, 47.

This Lane consists of a passage 121 feet long by 4 feet 8 inches mean width, narrower in parts, and contains twelve houses. Of these two are *obstructive* (see definition) and five are *without through ventilation* and generally in an unsatisfactory state. All the houses are dark, the sun rarely gaining admission to the thoroughfare except when at its meridian; the air is usually stagnant, a peculiar odour being perceptible on passing through, which is especially marked on still summer mornings when the houses are first opened. Only five houses possess yard space, which is extremely small, the average being seven or eight feet square. There are open ash heaps in the Court. The houses with yards have their own closets; the others have closets abutting on the Lane. The majority of the occupants are dependent for their water supply from a common tap in a yard leading from the Lane. Two houses at the time this report was framed were suspected of being used as brothels, but whether this suspicion was justified by the facts or not, much misery undoubtedly existed therein.

One feels no hesitation in condemning this Court, for it cannot be rendered more healthy by any alteration of the existing arrangements, and should therefore be cleared.

* Three houses were empty at the time the numbers were taken.

BREWHOUSE COURT.

Reference Nos. 13 to 21. Plan A—Population 42.

A blind court, 126 × 24 feet, at right angles to Brewhouse Lane, containing nine houses; one unoccupied which blocks the end of the Court. Three houses are *obstructive*, and five are *without through ventilation*. All are without back yards, and are more or less damp, dark, and unhealthy. The fronts of some houses appear dangerous, and are shored up with struts. Only one house has ground floor ventilation. All these tenements are dependent for water supply from one common tap. Water closet accommodation, and an uncovered ashpit are situated in the Court.

PARDY'S COURT.

Reference Nos. 22 to 26. Plan A—Population 20.

A blind Court leading out of French Street, and containing five houses. All *without through ventilation* and two are *obstructive*. Four are without ground floor ventilation. Water supply, closets, and ash bin are in the Court. The ash bin is a good one, constructed by the owners of the property at the request of the Sanitary Authority.

* ROE'S COURT.

Reference Nos. 27 to 30. Plan A—Population 19.

A small blind Court, 67 × 43 feet, leading out of French Street. All the houses — four in number—are *back to back* with others. The Court is entirely shut in behind the houses in French Street, which are four storeys in height, rendering the circulation of air impossible. There are no back yards, and the water supply, closets, and ashbin are in the Court. The houses have no ground floor ventilation. They are distinctly unhealthy, and are the property of the Corporation. Wooden guttering is supplied to all houses, which causes dampness.

* GOATER'S COURT.

Reference Nos. 31 to 34. Plan A—Population 20.

A small blind Court, belonging to the Corporation, situated in close contiguity to Roe's Court, Goater's Alley, and Five's Court. It is approached from the High-street by a narrow passage. Until recently it contained nine houses. Four being in a very dangerous condition were removed by the lessee, Mr. Barlow. Of the five remaining, two are *without through ventilation*, and all are without yard space. Their condition is extremely bad, the property being old and very dilapidated. Their proper ventilation is prevented by reason of position. Sanitary conveniences and water supply are in the general Court, for the use of all houses.

* GOATER'S ALLEY.

Reference Nos. 35 to 40. Plan A—Population 30.

A close, badly ventilated, and narrow blind Court, 50 × 9½ feet, situated at the back of Goater's Court, and having an entrance of about two feet in width from Goater's

* Corporation Property.

Court. The houses are dark and unhealthy, free circulation of air and light being impossible. They are all without yard space and ground floor ventilation. Sanitary conveniences and water supply are situated in the Alley, and are used in common by the inhabitants. This is Corporation property, leased to Mr. Maffey.

* FIVE'S COURT.

Reference Nos., 41 to 51. Plan A—Population, 28.

An unhealthy blind Court leading out of French-street, $117 \times 11\frac{1}{2}$ feet. It contains ten houses, three of which are *obstructive*, and seven *without through ventilation*. Water supply is obtained from one common tap, and sanitary conveniences are also situated in the Court. Most of the houses are damp, dark, and unhealthy, and without ground floor ventilation.

ST. THOMAS'S COURT.

Reference Nos., 52 to 57. Plan A.—Population, 20.

A small Court leading out of Broad-lane. The houses are unhealthy, some of them are used as brothels. Extent of Court, $95 \times 5\frac{1}{2}$ feet. It contains six houses, two *obstructive* and four *without through ventilation*. They are all without back yard space. In two cases the houses are without ground floor ventilation, and the floors are below the ground level. A common tap supplies water, and an open brick ashpit and sanitary conveniences exist in Court.

COBURG YARD.

Reference Nos. 58 to 60. Population, 17.

A blind Court leading out of Porters Lane, 58×37 feet. Consists of four houses. Two are *unfit for habitation*; one small tenement was found to contain ten occupants. Water supply from common tap in yard, an open ash-pit and sanitary conveniences are also situated in the Court. The houses are *without through ventilation*, two being *obstructive*. They are all without ground floor ventilation.

* Corporation Property.

CHURCHER'S COURT.

Reference Nos. 62 to 70. Plan B—Population, 20.

A long, narrow, blind Court leading out of French Street, having houses on each side. Contains nine houses *without through ventilation* four being *obstructive*. It is an unhealthy Court, having obstructed ventilation. All houses are without yard space. Common tap in yard; one uncovered ash-bin and sanitary conveniences are situated in the Court. The majority of these houses have wooden spouting, and in some instances the flooring is below the ground level without ventilation.

VICTORIA COURT.

Reference Nos. 71 to 74. Plan A—Population, 17.

A narrow, blind Court leading from another close, unhealthy Lane, viz., Vyse Lane, having dimensions of 58 × 15 feet. The free circulation of air and light are obstructed. Three of the houses are composed chiefly of wood; they are all *without through ventilation* and yard space, one house being *obstructive*. Two have the flooring below ground level, and no ventilation.

WICKHAM'S COURT.

Reference Nos. 75 to 80. Plan A—Population, 17.

Two houses vacant. An extremely old and dilapidated blind Court, also leading from Vyse Lane, 48 × 19 feet, containing six houses, all *without through ventilation* and yard space; three of them being *obstructive*. One tap in the centre of the Court supplies water for these houses. The sanitary conveniences are placed in the centre of the Court facing the public thoroughfare of Vyse Lane, the result being annoyance to passengers. This is a most unhealthy Court. The root gutterings are wood, and in a defective state.

CUSHEN'S COURT.

Reference Nos. 81 to 94. Plan A—Population, 59.

One house vacant. A narrow blind Court, 124 x 11 feet, leading from the west side of French Street, containing fourteen houses arranged on either side. Except one house, all are

without through ventilation, and the admission of air to the Court is greatly impeded by Reference Nos. 93 and 94, which are high buildings, partly in the Court and partly in French Street. In the Court itself five of the houses are reported as *obstructive*. The backs of the houses on the south side at the time of my visit were saturated with water from top to bottom. This property is bad. The Court also contains covered ashpit and sanitary conveniences. The houses, except in one or two cases, are without ground floor ventilation. Many are supplied with wooden spouting, and some are without spouting at all.

LENNEYS'S PASSAGE.

Reference Nos. 96 and 97. Population 6.

Consists of three houses shut in by houses in French Street. They are damp and unhealthy, and without sufficient light and air. The passage is 83 feet long by four wide. The houses are *without through ventilation*, and the water supply is obtained from one tap in the passage. The Court is without an ash bin, and has one sanitary convenience.

CASTLE GARDENS.

Reference Nos. 98 to 109. Plan B—Population 76.

A blind Court leading out of Castle Square, containing 12 houses, seven of which are *without through ventilation*, and five are *obstructive*. One end of this Court faces West Quay which secures a good current of air. Each house has its sanitary convenience in front of it, but there is no yard space. Some of the houses are in a fair condition, while others are damp and unhealthy (see sheet 2). Reference No. 110 is an *obstructive* house and adjoins this property. The houses on the south side are built against a portion of the old Town Wall. All of them have cellars which are used as sculleries. These cellars are supplied with water, but have no means of drainage. Without exception they are very wet and unhealthy.

CASTLE BUILDINGS.

Reference Nos., 111 to 117. Plan B—Population, 36.

Consists of seven houses, having an approach from Castle-lane. They are built against the old walls; the majority are unhealthy for habitation. They have no yard space, and are

dependent for their water supply from a common tap in front of the houses. They are without ashpit accommodation, and have two water closets for five houses, situated in an adjacent space. All are without ground floor ventilation.

* CASTLE LANE.

Reference Nos., 118 to 131. Plan B—Population, 79.

This Lane contains 15 houses, arranged on either side. Nos. 118 to 126 refer to 10 houses arranged on the eastern side, 118 to 123 are composed chiefly of wood, and very dilapidated. They are the property of the Corporation, and, being very unhealthy, should be demolished. The houses on the western side are in a better condition (see sheet 2). All are without ground floor ventilation. In several instances the floors are below ground level. The spouting, where there is any, is chiefly of wood.

WILLIAMS' COURT.

Reference, Nos. 132, 133. Plan B—Population 8.

Contains two houses *without through ventilation*, both being dark and unhealthy. They are in part built of wood, having no ground ventilation. The Court is $28 \times 21\frac{1}{2}$ feet. It is badly ventilated, has no ashpit accommodation, and the water supply is outside in the Court.

* LANSDOWNE PLACE.

Reference Nos. 134 to 143. Plan B—Population, 61.

Space in front of houses, 54×29 feet.

These houses are very old and dilapidated; most of them are damp, dark, and unhealthy. The majority have no through ventilation, and four of them are *obstructive*. Except one, they have no ground ventilation. The flooring is below ground level in eight cases; wooden guttering is used in several houses. The property is rented by the same person who rents the houses on the east side of Castle Lane, and they are let out in rooms to different families. The water supply for the 61 inhabitants is obtained from a common tap in the Court. There is an open brick ash-pit and four water closets. The freeholders are the Corporation.

* Corporation Property.

CASTLE COURT.

Reference Nos. 144 to 152. Plan B—Population, 29.

Two houses are empty. This blind Court contains nine houses, and is 90×20 feet in extent, having a narrow entrance from Simnel-street. Its through ventilation is obstructed by the houses in Simnel-street and Chesterfield Terrace. None of the houses have any yards. Three houses are *obstructive*, and all are *without through ventilation*, and unhealthy; and one is *unfit for habitation*. The water supply is obtained from one common tap in the Court. One open brick ash-pit is provided, together with four water closets in the Court. The flooring in several cases is markedly below ground level, and without ventilation.

DEAR'S COURT.

Reference Nos. 153 to 157. Plan B—Population 6.

Two houses vacant. Size of Court $136 \times 14\frac{1}{2}$ feet. Three houses are *obstructive* and two are *without through ventilation*, and all are without yard space. The ground floor, of three, is below ground level. All are without ground ventilation and guttering or spouting. The Court is approached by a narrow way from Simnel Street, and the admission of light and air is obstructed by Lansdowne Hill and houses in Simnel Street. One common tap in the Court is used for water supply, and there is an open brick ash pit. In this insanitary Court a milk retailer kept his store in an uncleanly passage of the cottage. All the houses are unhealthy, and some are dilapidated.

LANSDOWNE HILL.

Reference Nos. 158 to 164. Plan B—Population 27.

These houses are extremely old. They are all *without through ventilation*, and four are *obstructive*, while their sanitary conveniences and general condition render them unhealthy. None of them have ground floor ventilation.

WHITE'S COURT.

Reference Nos. 165 to 169. Plan B—Population 18.

This is a small Court 33×33 feet, having an approach by a long narrow passage from Pepper Alley. This narrow passage con-

tains one of the houses, which is positively without any means of ventilation except a back window. The water supply is obtained from one common tap, and a water closet and open ash pit exist in the Court. The Court contains six houses, two of which are *obstructive* and four are *without through ventilation*, and all have no back space. The property generally is bad and old. The ground floor of each house is without ventilation, the guttering and spouting are defective, and absent in some cases. These houses are unhealthy.

BLUE ANCHOR COURT.

Reference Nos. 171 to 177. Plan B—Population, 24.

Has an entrance through the old Town Walls from West Quay. This blind Court consists of seven unhealthy houses, dark and dilapidated. They are all without ground floor ventilation. The dimensions of the Court are 57 × 32 feet. The houses, moreover, are *without through ventilation*, and have no back yards. They are mostly damp and dark. The free circulation of air in and about the houses is impossible. The Court is without an ashbin. The water supply is from a common tap in the Court. Sanitary conveniences are also situated in the Court.

Reference No. 178. A Wooden Tenement. Plan B.

This property is briefly referred to in the tabular sheets, and is practically a wooden shed, now closed by an order of the Magistrates as *unfit for habitation*. It really forms part of a house in Blue Anchor Lane, and was used as a Common Lodging House greatly to the risk of the lives of its temporary inhabitants.

* COLLIS'S COURT.

Reference Nos. 179 to 183. Plan B—Population, 12.

A small blind Court, 81 × 13 feet. The property of the Corporation; now in hand. It contains five houses. In the tabular report four are set forth as unhealthy. I have no hesitation in saying that *none* of the houses are *fit for habitation*, and all should be removed. Only one house remains occupied.

* Corporation Property.

BLUE ANCHOR LANE.

Reference Nos. 184 to 188. Plan B—Population 5.

This is a narrow winding Lane leading from St Michael's-square to West Quay.

Five buildings, for the most part built of wood, are arranged on its north side, facing a blank wall. These houses were, until two years ago, used as Common Lodging Houses, when four of them, owing to their dilapidated and unhealthy conditions, were closed by magistrates' orders, and have remained untouched since. A house is still occupied, which is also unfit for habitation. The Lane having few occupants frequently presents a disgusting sight to those who venture through, it being used as a public convenience. It is a favourite haunt of the antiquary, and in that respect is certainly picturesque. It has formed the subject for many artists, but admitting this, it should be secured by the Corporation and removed under one of the "Small Area" Schemes mentioned herein, its existence being a public danger.

* ANSPACH PLACE.

Reference Nos. 189 to 192. Plan B—Population, 27.

Four houses belonging to the Corporation, and now in hand. They are built against the old walls, and at time of visit were found to be in a damp, dark, and unhealthy condition. These houses have been referred to in *small areas*. No. 191 is particularly bad, the walls and ceilings are defective, and the house is generally dilapidated; while in 192 a strong ammoniacal odour pervades the whole building from a stable adjoining the premises.

LOCK'S COURT.

Reference Nos. 193 to 196. Plan B—Population, *nil*.

Four houses, in a ruinous condition, and totally *unfit for habitation*. These houses have been closed for some considerable time, and nothing has been done to effect their improvement. The Court is approached by a very narrow archway in the old Walls from West Quay, behind which the houses are situated.

* Corporation Property.

SIMNEL STREET.

Reference Nos. 197 to 207. Plan B—Population, 93.

Reference No. 197 is a very large house, old and dilapidated. The original rooms have been divided and sub-divided by wooden partitions, and are let principally to women. At the time of visit this house had the appearance of being let to persons of a very low character, and apparently was used as a brothel.

Reference No. 198 is also an ancient building, dark and unhealthy, and is in occupation as a Common Lodging House. It is built partly of wood and brick, and has a small yard at the back, with an open brick ash-pit abutting on the passage door. Under the house is situated a large cellar, used as a marine store, emanations from which pervade the whole rooms above. The roof is defective, and the condition of the whole house generally is bad. The total number of occupants at time of visit was 15. The registered keeper of this house is an Italian, who carries on the double business of a marine store dealer beneath and a Common Lodging House keeper above.

Reference No. 199, a very old house, built of brick and wood; it contains three small rooms and two attics, and was occupied at time of visit by three families. The rooms are divided off by wooden partitions. The whole house is dark and unhealthy.

* Reference No. 200 consists of scullery, four rooms and two attics. It is now used as a Common Lodging House by a most undesirable person, whom the Sanitary Authority refused to register. The house is often seriously overcrowded, and is an annoyance to the neighbourhood. The present occupier is a tenant of the Corporation.

Reference No. 201 contains four rooms and two attics. A small house containing at time of inspection five families, causing overcrowding, and the house is damp and unhealthy.

Reference No. 202 is used as a Common Lodging House, having a passage through the building leading into a Court behind. It is built chiefly of wood, and the interior is divided off by wooden partitions, making the house dark and difficult to ventilate. Immediately behind this house are some cottages in a damp, dilapidated, and unhealthy state, belonging to the owner of the Common Lodging House, and these are let in rooms to different families. The ground floor rooms have stone floors. It was in one of these cottages that a family of tramps nursed their child suffering from scarlet fever, and it was my duty to watch them to prevent the spread of the disease.

* Corporation Property.

Fortunately, it was in the summer time, otherwise the effect must have been fatal to the patient. It may be mentioned here that owing to smallpox cases being in the Hospital at West Quay, we had no accommodation there for this patient.

Reference Nos. 203 and 204 have their entrance in Silk Shop Yard, and are let out in rooms to the poorest class. The whole place at the time of visit was found to be in a filthy and unhealthy state.

Reference No. 205 is largely built of wood. It is used as a Common Lodging House, and is unsuitable for that purpose.

Reference Nos. 206 and 207 are also used as Common Lodging Houses, and are built largely of wood.

The Common Lodging Houses will be described more fully under their respective headings.

TAYLOR'S COURT (SIMNEL STREET).

References Nos. 208 to 211. Plan B—Population 22.

These houses are composed chiefly of wood, are unfit for habitation, and are situated behind reference No. 202. They are dilapidated; the floor in one instance is 15 inches below ground level. They are also damp and without ground ventilation.

CHESTERFIELD TERRACE.

Reference No. 212.

An *obstructive* building abutting on premises in Silk Shop Yard; the condition of the house itself is fair.

BUCHAN'S COURT.

Reference Nos. 215 and 216. Plan B—Population, 4.

Two damp, dark, and unhealthy houses shut in behind No. 214, a house between the house known as the Vicarage and St. Michael's Schools. They are both *without through ventilation*, and consist of two rooms each. They are built partly of wood and partly of brick; above the first floor being wood. They are damp, dark, and unhealthy. Ventilation is obstructed by 214, a very old house in St. Michael's Square, built chiefly of wood, lath, and plaster. This house consists of several rooms let out singly to families. It is exceedingly damp, dark, and unhealthy.

PEPPER ALLEY.

Reference Nos. 217 to 223.

Seven houses on the south side of Pepper Alley, No. 217 containing three small rooms and a lumber room, and is let to three families. Sanitary conveniences for this house are situated in White's Court. The house is dark and unhealthy. No 218 has four rooms and two attics, containing four families. The house is built of wood. No. 219 contains six rooms and six families. The floor is below pavement level. No. 220 is in fair condition ; it contains six rooms and six families. No. 221 contains three rooms and three families. It has no ground floor ventilation, and the floor is eight inches below ground level. No. 222 is similar to No. 221, but is a *back-to-back* house. No. 223—Damp and dark.

TAYLOR'S COURT (HIGH STREET).

Reference Nos. 224 to 232. Plan D—Population, 30.

Contains nine houses, one being vacant at time of survey. It is a long, narrow, blind Court, having houses on one side and a high wall on the other, 192×6 feet, the width being the mean ; in places it is much narrower. The majority of houses are very old, in some of them the ceilings are so low that one cannot stand upright with his hat on. They are rendered extremely unhealthy by reason of their having no through ventilation, and the ventilation being obstructed by high buildings in High-street. The sanitary conveniences are situated in public Court ; the water supply is also situated in the Court. Most of the houses are damp and defective ; two of them were removed as *obstructive* buildings by the Lessees at the request of the Corporation on renewing the lease on the last occasion. None of the houses have ground floor ventilation, and in some instances the flooring is below the ground level, and others have wooden guttering.

BENWELL'S BUILDINGS.

Reference Nos. 233 to 236. Plan D—Population, 12.

This property consists of four houses belonging to the Corporation, let to weekly tenants. The houses do not require a lengthened description, being unfit for human habitation in three instances. The population mentioned refers to two houses, two being vacant.

ST. GEORGE'S COURT (BACK-OF-THE-WALLS).

Reference Nos. 237 to 249. Plan D—population 60.

This is a small blind Court $164 \times 7\frac{3}{4}$ feet, situated behind Oriental Terrace, and having an entrance from Back-of-the-Walls. The houses consist of two rooms each; the majority have through ventilation, with yard space of about $11 \times 5\frac{1}{2}$ feet, which is inadequate, but some of the yards are not half this size. The water closets are situated in small yards, while a tap in the Court supplies water to those houses which have no back space. The free circulation of air is obstructed at the entrance by Reference No. 237, and in the front by the back of the houses in Oriental Terrace. An important illustration of the effect on the extension of disease in such a Court was amply furnished during the recent outbreak of Small Pox. In the house marked 242, during my house to house visitation, I found a child sitting in a room covered with Small Pox eruption, the mother being away at a neighbouring Inn. The child was removed to the West Quay Hospital, and house to house vaccination was offered in the district, but many of the residents refused it, with the consequence that within a short period Small Pox visited nearly every house, the total number of cases removed to West Quay being six.

In calculating the population, allowance must be made for two vacant houses, so that the corrected population would amount to 71. Most of the houses have a capacity of about 500 cubic feet for each room, so that if we reckon six inmates for each house, supposing that each house has a sitting room and bedroom, the two combined giving about 1,000 cubic feet, there would be but a little over 150 cubic feet of air space per head. Living under such conditions would have a serious effect upon the health of the inhabitants.

BARLING'S COURT.

Reference Nos. 250 to 254. Plan D—Population 17.

A small blind Court 64 feet long by 5 feet wide, leading out of Back-of-the-Walls, consisting of five houses, which are very unhealthy and without sufficient light and ventilation.

GLOUCESTER COURT.

Reference Nos. 255 to 259. Plan D—Population, 24.

Contains two *obstructive* buildings, Nos. 256 and 258, and has no through circulation of air.

LOWER BACK-OF-THE-WALLS.

Population, 41.

Seven houses in Lower Back-of-the-Walls; the position of which is shewn on tabular sheets in the Appendix, although no reference numbers have been applied. One house is *unfit for habitation*, and four are dark, damp, and unhealthy; they are very old property, some are built chiefly of wood, and two of them are situated against a portion of the old Town Wall, and are *without through ventilation*. These houses are sufficiently bad to form of themselves a SMALL AREA.

NELSON PLACE (LOWER CANAL WALK).

Reference Nos., 260 to 264. Plan C—Population, 20.

A small blind Court, containing five houses, situated on both sides, and divided from a Court in Charlotte-street, named China-place, by a brick wall, preventing the through circulation of air. This Court might be improved by removing this wall, thus securing a through current both to Nelson-place and China-place.

CHINA PLACE.

Reference Nos., 265 to 273. Plan C—Population, 35.

Consisting of a narrow blind Court, 65 feet in length by $9\frac{1}{4}$ in width, with houses arranged on either side. Three houses are *without through ventilation*, and one is *obstructive*. Nos. 271, 272, and 273 are *without through ventilation*, and are the worst houses in the Court. Their removal would be a sanitary improvement. The floors in some instances are below ground level, and the houses are without ground floor ventilation. Nos. 274 and 275 represent two houses abutting on this Court, having their entrance in Charlotte-street. They are back-to-back with the corresponding houses in China-place, and have no through ventilation, and are unhealthy.

SAUNDERS' COURT.

Reference Nos. 276 to 278. Plan C.—Population 16.

Nos. 1 and 2 are omitted from the report. They were two dilapidated wooden buildings in a very bad condition; although occupied, they were condemned, and a Closing Order obtained, since which they have been demolished by the owners. The three houses now remaining have been greatly improved in consequence of the action taken.

COLSON'S COURT.

Reference No. 279 to 280. Plan C.—Population 6.

This property has been improved, and requires little attention. Five houses which are not recorded in the report, being perfectly unfit for habitation, have been removed by the owners.

MASON'S CLOSE.

Reference Nos., 281 to 289. Plan C—Population, 37.

A blind narrow Court, 90 × 4 feet. A narrow and dark Court, some of the houses being damp and unhealthy. The majority of the floors are below the pavement level, and without ground floor ventilation. Some houses have their sanitary conveniences in the Court and others have them inside the dwelling.

CHARLOTTE COURT.

Reference Nos., 290 to 294. Plan C—Population, 18.

A narrow blind Court, 65 x 6¼ feet, leading out of Charlotte-street. This Court does not call for any particular attention.

HENRY STREET.

Reference Nos., 295 to 308. Plan C—Population 56.

A blind Street leading out of Canal Walk. No. 307 is particularly damp and unhealthy. The houses in this Court are arranged on both sides.

ST. GEORGE'S STREET (LOWER CANAL WALK).

Reference Nos. 309 to 320. Plan C—Population, 54.

This Street has a blind end, and is approached from Lower Canal Walk. No. 311, is in an insanitary condition, while 312 and 313 are *unfit for human habitation*. The remaining houses are out of repair and require attention, the defects being principally in regard to dilapidation.

SOUTHAMPTON PLACE.

Reference Nos. 328 to 331. Plan E—Population, 17.

The houses are *without through ventilation*, and two are *obstructive* buildings. They are shut in behind by a store, which abuts on to the back of them. Sanitary conveniences, water supply, and ashbin are in the Court.

HORSEMAN'S BUILDINGS, OR CROWN COURT.

Reference Nos. 332 to 337. Plan E—Population, 32.

A long, narrow, blind passage, $104 \times 7\frac{1}{2}$, feet having its entrance in the High street, near the Crown Hotel. The houses are shut in behind tall buildings in High Street, and the ventilation is insufficient. The sanitary conveniences, water supply, and ash-bin are situated in the Court, the ash-bin being an uncovered box. In some cases the flooring is below ground level, and without ventilation. All are *without through ventilation*, being hemmed in by a large store at the back, by high buildings in front, and extensive business premises block the entrance in High Street as shown on plan E. These houses are so shut in from the public by the principal street of the town that their existence is frequently a nuisance. Although the houses are represented on the appendix as fair, they are collectively unhealthy.

GORDON'S PASSAGE.

Reference Nos. 338 to 342. Plan E—Population, 11.

A narrow blind Court, having a very narrow entrance from East-street. The circulation of air is obstructed by high buildings at the rear and by high buildings in East-street, Nos. 343 and 344 on Plan. They are all *without through ventilation*, 338 and 340 being *obstructive*. The houses are dark and unhealthy. Sanitary conveniences, water supply, and ash-bin are situated in the Court. The backs of all these houses are fitted with wooden shooting and spouting, rendering them damp. In close contiguity is

EAST PLACE.

Reference Nos. 345 to 350. Plan E.—Population 18.

Consists of six houses *without through ventilation*, obstructed by the high buildings in East-street. All are without through

ventilation, having no back yards, and are dark and unhealthy, and in some cases are dilapidated. It is a long narrow Court $108 \times 5\frac{3}{4}$ feet. The spouting of all the houses is wooden, rendering them damp. It is very old property. The wall of one house has iron ties put in to prevent accident. This Court, and the one previously referred to would form a desirable *small area*.

GREEN'S COURT.

Reference Nos. 351 to 357. Plan E—Population 27.

Is a long narrow blind court, 129×14 feet, leading out of East Street. It contains seven houses *without* any back yards or *through ventilation*.

Sanitary conveniences, water supply, and ash-bin are situated in the court. The court has a blind extremity, and the admission of air is obstructed by the high buildings in East Street. A slaughter-house is in close proximity.

The houses are built chiefly of lathe and plaster, and at time of visit were found to be exceedingly damp. Under the heading "condition of house"—see appendix—some of these dwellings are recorded as fair, that refers more to their cleanly state, structurally the majority are defective.

Wooden guttering is principally used, which has caused a good deal of damage from wet.

FROST'S COURT

Reference Nos. 359 and 360. Plan E—Population 2.

A blind court, 76×6 feet, having an entrance from Bell Street, both *without through ventilation* and yard space. Sanitary conveniences and water supply are situated in Court. No provision is made for the disposal of ashes and other refuse.

CROSS COURT,

Reference Nos. 361 to 372. Plan E, Population, 64.

A blind narrow court leading out of Cross Street, with houses arranged on either side. Nos. 369 and 372 are *without through ventilation* or yard space. Sanitary conveniences and water supply are in the court.

With three exceptions the flooring is below pavement level; all are *without through ventilation*. The spouts are chiefly of wood, and are defective. The rooms are small and the ceilings are low on the ground floor, not exceeding seven feet in height, while the back bedrooms of eight houses are under six feet high, and are without fire places.

The whole must be considered as unhealthy tenements.

HAWKINS' COURT.

Reference Nos. 373, 374. Plan E. Population, 4.

A blind Court, $93 \times 3\frac{1}{2}$ feet, leading out of Cross Street. These houses are in an unsatisfactory condition.

NELSON PLACE (Cross Street).

Reference Nos. 375 to 381. Plan E—Population 29.

A blind Court, 84×8 feet, leading out of Cross Street, containing seven houses arranged on either side. Nos. 379 and 380 are back to back with two houses in Barry's Court.

Nos. 375 to 378 have *through ventilation* and small yards, averaging 9×6 feet. The houses are dark and unhealthy.

BARRY'S COURT.

Reference Nos. 382 and 383. Plan E—Population 6.

Contains two houses placed back to back with those in Nelson Place. It is a blind court, 42×13 feet, leading out of Cross Street; both houses are damp, dark and unhealthy; the flooring is below pavement level. Sanitary convenience, ashpit, and water supply are situated in Court.

BRICK COURT.

Reference Nos. 384 to 386. Plan E—Population 6.

A blind Court, 61×13 feet, leading out of Upper Canal Walk. Originally contained five dwelling houses. Two of these have been utilised as part of business premises situated at the corner. The three remaining houses are used as tenements, and are in a damp, dark, and unhealthy condition. They are *without through ventilation*. W.C. and open ash pit situate in Court.

MOUNT COURT.

Reference Nos. 387 to 390. Plan EA—Population 10.

A blind Court, 71 × 3 feet, leading out of Mount Street. Two houses in this Court are in an unhealthy, and otherwise unsatisfactory, condition. The two houses adjoining are equally bad. Some are dilapidated, damp, and dirty. In two instances the houses were found in a fair condition, but are *without through ventilation*, and obtain their water supply from common tap in the Court. The Court is without an ash bin, and contains two sanitary conveniences for the four houses. The two neighbouring houses referred to are References Nos. 391 and 392.

DEACON'S COURT.

Reference Nos. 393 to 399. Plan EA—Population 21.

A blind Court, 76ft. 6in. × 13ft. 9in., leading out to Union Street. The houses are composed chiefly of lath and plaster and wood; and were found in a very dilapidated and unhealthy condition. One of these houses was closed before the commencement of this Report, and since that time the other houses have become so dilapidated as to be rendered unfit for habitation.

The water supply is obtained from a common tap in the Court. There is no ash bin, as a result the inhabitants strew the refuse about the Court.

All are *without through ventilation*.

UNION CUT.

Reference Nos. 400 and 401. Plan EA—Population 9.

A long narrow lane leading from Union Street to College Street, 141 × 4½ feet.

The houses are extremely dark, damp, and unhealthy, and the structure in places is defective. The floors are below pavement level and *without ventilation*.

UNION PLACE.

Reference Nos. 402 to 412. Plan EA—Population 40.

A narrow blind Court, 132 × 8, feet leading out of Union Cut. The houses are *without through ventilation*, and some are *obstruc-*

tive. All are damp and unhealthy, and the water supply for the eleven houses is obtained from a common tap. An uncovered ash pit and sanitary conveniences are also placed in the Court. The circulation round the houses and the free current of air through the Court are greatly obstructed.

YOUNG'S COURT.

Reference Nos. 413 and 414. Plan EA—Population 6.

Two small houses situate in a blind court leading out of Cross Street. They are very small, and have small back yards, containing water closets and water supply; there is no accommodation for ashes.

Reference No. 415 is a house situated in Cross Street *without through ventilation*, with sanitary convenience situated on first floor.

The rooms are occupied by various persons, and are situated over a stable.

This house is being dealt with by the Corporation.

BEEHIVE BUILDINGS.

Reference Nos. 416 to 420. Plan EA.

These numbers refer to five houses in Beehive Buildings. They were in a ruinous condition, and contained several families in each house some time ago, and were closed by the Magistrates' Order. Up to the present time the defects have not been remedied, and the houses remain closed. All are *without through ventilation*.

Reference Nos. 421 to 431.

These numbers refer to eleven houses situated in Cross Street and King Street Rookery, all of which were in a very unsatisfactory condition. Nos. 421 to 423 were improved on the service of a notice preliminary to a Closing Order. Nos. 424 and 425 are two houses let out in separate rooms, and are repeatedly overcrowded. They have a common yard, where the sanitary conveniences are situated, and these are used in common with Nos. 426 to 431 in Cross Street.

This is exceedingly bad property, and requires re-arrangement. Nos. 424 and 425, should the Committee desire to visit them, would form a valuable illustration of the cases in which I would propose that *bye-laws for houses let in lodgings* should be made applicable. The owners appear to have no other object in view than to crowd in the houses as many lodgers as they can, totally disregarding space and ventilation, and when ever I have visited them I have always felt the effect of the poisoned atmosphere.

COZEN'S COURT.

Reference Nos. 432 to 435. Plan E. Population 7.

A blind court, 106 x 28 feet containing two houses, found to be damp and unhealthy. The approach to this court is by a long narrow passage from Cross Street Rookery. All houses are *without through ventilation*, and the sanitary conveniences are situated in the Court.

WHEELER'S COURT.

Reference Nos. 436 to 440. Plan E. Population 22.

Consists of a blind Court, 68 x 24 feet, leading out of Queen Street, Rookery. The houses are all *without through ventilation*.

COOMB'S COURT.

Reference Nos. 441 to 443. Plan E. Population 9.

A blind court, 29 x 19 feet, containing three houses, having its entrance by a narrow passage from King Street, Rookery. Sanitary conveniences, water supply, and ash-bin are situate in the Court. All are *without through ventilation*. The general condition of the houses is fair compared with some of the others to which reference is made in this Report.

One house was found to be dirty and another damp.

SAWMILL CUT.

Reference Nos. 444 to 449. Plan EA—Population 39.

A long narrow lane 92 x 8 feet, leading from Queen Street to Threefield Lane, containing six houses, three of which are *without through ventilation*. The first four are exceedingly

damp and unhealthy. The majority are without ground floor ventilation, and below the pavement level. In many houses wooden spouting and shooting are supplied.

The upper portion of some of the houses is constructed of lath and plaster, covered with wood.

BELL'S COURT (QUEEN STREET).

Reference Nos. 450 to 456. Plan E—Population 28.

A blind Court leading out of Queen Street, Rookery, containing seven houses, three of which are *without through ventilation*.

Some have their water supply, sanitary conveniences, and ash-bin accommodation on the premises, while in others it is situated in the court. The internal condition of the houses, with one exception, is fair, although their external arrangement is unsatisfactory.

PETTY'S COURT.

Reference Nos. 457 to 460. Plan E—Population 8.

A blind Court, leading from King Street, containing four houses, all of which are *without through ventilation*. Water supply, sanitary conveniences, and ash-pit accommodation are situate in the Court. The arrangement of the houses is unsatisfactory, but their individual condition is fair.

RUSSELL COURT.

Reference Nos. 461 to 465. Plan E—Population 26.

A blind Court, 71 × 11½ feet, having an approach from King Street, containing five houses. This Court, before the preparation of this report, underwent great improvement, with the result that the houses are in fair condition, except 465, which is unhealthy. Each house has its own yard.

Reference No. 466. Plan EA—refers to a dilapidated building, blocking the thoroughfare from King Street to Russell Street. Since the preparation of this report the building has been demolished, and endeavours have been made by the Sanitary Authority to acquire the site for a street improvement. The matter is still under consideration.

CHALLIS COURT.

Reference No. 467 to 472. Plan EA—Population 17.

A blind Court, 148 × 7 feet, having its entrance by a narrow way from Orchard Lane. The whole of the houses are *without through ventilation* and have their water supply, sanitary conveniences, and ashpit accommodation in Court.

They were found on examination to be damp, dark, and unhealthy, and their arrangement is bad. The sanitary accommodation, &c., belonging to this Court is used by the inhabitants of 473 to 477, which refer to five houses situated in Russell Street, and shown on the plan EA. Attention may here be called to the obstruction of the through current of air into Russell Street by some high wooden buildings between its end and Orchard Lane, now used as a rag and bone store upon a large scale.

MORSE'S BUILDINGS.

References Nos. 478 to 481. Plan EA—Population 19.

A blind Court, 93 × 9 feet, leading out of Orchard Lane contains four dwellings which have a small back yard. The water supply is obtained from a common tap in the Court. No ash pit accommodation is provided, and the sanitary conveniences are attached to each house in its own yard.

The actual condition of the houses in three instances is fair, but 481 was found to be damp, dirty, and unhealthy; the houses are also rendered very dark by their situation.

HOUNDWELL CUT.

Reference Nos. 482 to 484. F—Population 7.

All houses are *without through ventilation*. No. 482 has a sanitary convenience (also used by the public) situate under the living rooms. The houses are dark, dilapidated and unfit for human habitation, they abut upon a large wooden slaughterhouse. It is a long narrow lane, 102 × 9½ feet, leading from East Street to St. George's Street, Houndwell.

In the narrow passage directly on the thoroughfare there is an uncovered ash bin which is a source of nuisance.

These houses have been reported to the Corporation as *unfit for human habitation* before, but there is extreme difficulty in finding who is the owner of the property. The water supply is obtained from a common tap situate on the ground floor of reference No. 482, and this is also used for the sanitary convenience of the other two houses.

EDWARD PLACE.

Reference No. 485 to 487. Plan F—Population 11.

It consists of three houses situate in the same passage as Houndwell Cut, described in the foregoing paragraph. The houses have *through ventilation*, and each has a small yard having water supply and sanitary convenience.

ST. GEORGE'S COURT (HOUNDWELL).

488 to 494. Plan F—Population (at the time of survey the houses were empty.)

This is a blind Court, $74 \times 15\frac{3}{4}$ feet, leading out of Houndwell Passage. All houses are *without through ventilation*.

Two of them Nos. 488 and 489 are in a ruinous state, and were closed before the beginning of this report by a Magistrates' Order, and have since remained untouched. The other houses are damp and exceedingly unhealthy.

The water supply is secured from a common tap in the Court. The sanitary convenience and an open brick ash pit are also in the Court.

MILLER'S PASSAGE.

Reference Nos. 495-496. Plan F—Population 6.

A blind court, 13×89 feet, leading by a very narrow way from East Street, and in close vicinity to a yard containing a slaughter-house.

ST. THOMAS'S BUILDINGS (HOUNDWELL).

Reference Nos. 497 to 506. Plan F—Population 45.

A blind Court leading out of Houndwell Passage, 130×15 feet, containing ten tenements, of two floors each, *without through ventilation*.

The water supply is from a common tap in Court. An uncovered brick ash pit and sanitary convenience situate in the Court are used in common by the inhabitants. All the houses are damp and unhealthy.

YORK STREET (HOUNDWELL).

Reference Nos. 507 to 511. Plan F—Population 12.

Refer to unhealthy houses in York Street, shewn on Plan F. These are very old properties, and are dilapidated and unhealthy. The houses at time of visit were *unfit for human habitation*.

YORK SQUARE.

Reference Nos. 512 to 528. Plan F—Population 61

Consists of a Square, the narrower portion being 6×38 feet, and the larger portion 44×37 feet. There are seventeen houses, the majority containing only two rooms each. Nos. 512 to 516 are *back to back* and largely built of wood, and were found to be damp and unhealthy. I could write quite a lengthy report on this Square alone, but it might perhaps be wiser to merely remark that it is one of those areas of properties I have referred to, which require early improvement. All the houses are old, and in the majority of cases in a state of dilapidation, and their external arrangement is bad. With one exception their water supply is obtained from two common taps in the Square. The sanitary conveniences and ash-bin are situated in the Square, with a few exceptions. If I am correctly informed, this property came under the notice of the Local Authority some years ago, and a scheme was prepared for removing it and erecting baths and wash-houses upon the site.

Such a scheme, considering the class of inhabitants in this district, would undoubtedly have been a great boon if it had been carried out.

Several of the houses are *unfit for human habitation*, although in the tabular sheets most of them are recorded as being damp and unhealthy only. Hearing there was a chance of their being demolished, I decided to leave them under this heading.

CHURCH ROW.

Reference Nos. 529 to 534. Plan F—Population 20.

A small space, 24×47 feet, leading out of York Square, having arranged on two sides six houses. These houses are individually damp and unhealthy.

They have *no through ventilation*, Nos. 529 to 531 being *back to back* with houses in York Square. At one time closing orders were served upon the owners of these premises, which were temporarily improved as a result, but they are fast falling into their old condition. The water supply is obtained from a common tap in the Row, where the sanitary conveniences are also situated. No ash-pit accommodation is provided.

WATERHOUSE COURT.

Reference Nos. 535 and 536. Plan F—Population 7.

Consists of a blind Court, 67×4 feet, containing two houses *without through ventilation* or ash-pit accommodation. Water supply and sanitary conveniences are situated in the Court. They are two unhealthy houses.

BELL'S BUILDINGS (CHAPEL STREET).

Reference No. 537. No Plan—Population 20.

A blind Court leading out of Chapel Street, $64 \times 11\frac{1}{2}$ feet, containing five houses *without through ventilation*, all damp and unhealthy. Water supply is obtained from a common tap in Court. The sanitary conveniences and ash-bin are also in the Court.

GRACE'S COURT.

Reference No. 537a. No Plan—Population 2.

A blind Court, 63×8 feet, leading out of Chapel Street. Containing two houses, one of which has been closed as unfit for habitation by order of the Magistrates.

The remaining house is damp and unhealthy, and has *no through ventilation*.

NEWMAN'S COURT.

Reference No. 538. No Plan—Population 4.

A blind Court leading out of Cross Street, $53 \times 7\frac{1}{2}$ feet, containing three houses. Two of these that were practically water-logged, and built of lath and plaster, and showing signs of collapse were closed by Magistrates' Order, as unfit for human habitation; the owners agreeing to demolish them. The remaining house was improved. The water supply and sanitary conveniences are situated in the Court. No provision is made for the reception of house refuse.

*HOLDEN PLACE.

Reference Nos. 540 to 547. Plan G—Population 15.

Consists of a blind court, 88 × 25 feet, leading out of North Front. In the centre of the space a house has been built (reference No. 545) having an archway at the side of the house for a passage to two other houses. It is in a dilapidated and unhealthy condition, and remains closed by order of the Magistrates. Its existence is a danger to the building 542, from which it blocks out both light and air.

All the other houses are *without through ventilation*. Nos. 546 to 548 are *back to back* with houses in Isaac's Court. Nos. 543 and 544 are composed almost entirely of wood, the front of each being slate hung. No. 544 is unfit for habitation, not only by reason of the material of which it is constructed, but also owing to the size of its rooms. This building is only 9½ feet deep, and not 8 feet in width.

The water supply and sanitary conveniences for the use of all the houses are situated in the Place; there is no ash-pit accommodation. Little can be done to improve this property, the only practical remedy would be to demolish it, and re-arrange the buildings.

ISAAC'S COURT.

Reference Nos. 550 to 552. Plan G—Population 8.

This is a narrow blind court, 8½ × 40 feet, having its entrance from North Front.

These houses are shut in, light and ventilation being defective. Reference No. 550, is *back to back* with houses in Holden Place. They are all *without through ventilation*. Water supply, sanitary conveniences, and ash bin, are situated in the Court.

The houses are damp, dark, and unhealthy, and one is dilapidated.

NIGHTINGALE COURT.

Reference Nos. 553 to 556. Plan G—Population 22.

A blind court 89 × 14 feet, leading out of Craven Street. The water supply and sanitary conveniences are situated in the Court; there is no ash pit accommodation. The condition of the houses is fair.

*Also known as Holden Square.

MISSION COTTAGES.

Reference Nos. 557 to 560. Plan G—Population 6.

Consists of a Court, 42×9 feet, containing four houses, situated behind the houses in Craven Street, from which it is approached by a narrow passage. They are all *without through ventilation*. Water supply, sanitary conveniences, and ash pit accommodation are situate in the Court. The condition of these houses in themselves is fair, but the situation is extremely bad; all are dark and *without through ventilation*.

DUNCAN'S PLACE.

Reference Nos. 561 to 564. Plan G. Population 17.

A blind court, $11\frac{1}{2} \times 50$ feet, leading out of Craven Street. An improvement on many courts hitherto referred to. Each house has a small back yard. The water supply is from one common tap in the Place. The *through ventilation* of this Court is obstructed by a wall, which equally obstructs the through current of air to the adjoining Court, in Winchester Place.

The removal of this wall would be a sanitary improvement.

WINCHESTER PLACE.

Reference Nos. 565 to 570. Plan G—Population 26.

These numbers refer to a blind court leading out of Craven Street, containing five houses. It has been referred to in the previous paragraph. The condition of the houses is fair.

COSSACK PLACE.

Reference Nos. 571 to 575. Plan G—Population 23.

A blind court, $113 \times 18\frac{1}{2}$ feet, leading out of Winchester Street, containing six houses. All *without through ventilation*, except 571 which has a small yard 7×6 feet. The others are dependent for their water supply, ash pit accommodation, and sanitary conveniences, on those supplied for the other houses in the Court. The houses were found to be very damp and the property is old. The floors are below pavement level.

MIDDLE STREET.

Reference Nos. 577 to 579

Refer to three houses situated in Middle Street, Kingsland, adjoining Farmer's Court. No. 579 is back to back with a house in Farmer's Court, and on examination was found to be in a very damp and unhealthy condition.

FARMER'S COURT.

Reference Nos. 580 to 584. Plan G—Population 16.

A blind court, 24 × 65, leading out of Middle Street, containing five houses, all *without through ventilation*, each having three storeys, with only one room on each floor. Water supply is obtained from one common tap situated in Court, an uncovered ash bin and two sanitary conveniences are similarly placed. The arrangements of the houses is bad and their condition unhealthy.

EVERETT'S COURT.

Reference Nos. 585 and 586. Plan G—Population 8.

It consists of a blind court, 9 × 62 feet, approached by a narrow passage from Middle Street, Kingsland, containing two houses back to back with higher buildings. Recently the drains of this Court were found to be in a serious condition, the sewage matter soaking through the ground from neighbouring houses owing to badly constructed drains. The houses are damp, dark, and unhealthy, and their proper ventilation is obstructed by buildings in Middle Street. Water supply and sanitary conveniences are situated in the Court. No ash pit accommodation is provided.

BRUMFIELD COURT.

Reference Nos. 587 and 588. Population 5.

A blind court, 52 × 16 feet, leading from Middle Street. It contains two houses *without through ventilation*, which are in a damp, dirty, and dilapidated condition. The water supply and sanitary conveniences are situated in the Court. The houses are without proper ash pit accommodation.

COLEMAN COURT.

Reference Nos. 589 to 592. Population 9.

A blind court leading out of Coleman Street, containing four houses. Each has a small yard space of roughly about 3 by 8 feet.

Water supply, sanitary conveniences, and ash pit accommodation are situated in the Court.

NEW COURT.

Reference Nos. 593 to 598.

Population 20.

A blind court, $69 \times 9\frac{1}{2}$ feet, leading out of Grove Street. Each house has its own yard, 8×2 feet. Water supply and sanitary conveniences are contained in the yard of each house. The Court is insufficiently provided with ash pit accommodation. The condition of the houses is fair.

GODDARD'S COURT.

Reference Nos. 599 to 604.

Population 9.

A blind court, $64 \times 9\frac{3}{4}$ feet, leading out of Grove Street, *without through ventilation*. The sanitary conveniences and water supply (one tap to six houses) are situated in the Court, which also contains an open brick ash pit. The individual condition of the houses is fair, except one, No. 604, which is damp, dark, and unhealthy.

GROVE STREET COTTAGES.

Reference Nos. 605 to 609. Population 13.

A blind court $37 \times 7\frac{1}{2}$ feet, leading from Grove Street, containing five houses, four of which are *without through ventilation*, and all are without yard space. Common water tap, sanitary convenience, and ash-pit accommodation are situated in court. These houses are damp, dark, and unhealthy, except 607, the condition of which is fair.

GODFREY'S CUT.

Reference Nos. 610 to 617

Population 43.

A long passage leading from Bevois Street to Godfrey Street, containing eight houses, each having its own yard space, and through ventilation. It will be noticed that the numbering of the houses is not continuous, this is explained by some having been pulled down. The general condition of those remaining is bad; No. 610 being *unfit for habitation*, while the others are damp and unhealthy.

WHITE'S COURT, PRINCE'S STREET.

Nos. 618 to 620.

Population 11.

A blind court leading out of Prince's Street, containing three houses having *no through ventilation* or back yard space. The water supply is obtained from one common tap, and sanitary convenience is situate in court. The condition of the buildings is fair.

BELL'S COURT, SPA ROAD.

Reference Nos. 621 to 625

Population 12

A blind court leading out of Spa Road, 49 × 7 feet. Contains five houses, all *without through ventilation*, except one. They are built partially of wood, and were found to be unhealthy. Sanitary conveniences and open brick ash-pit are situated in court. The water supply is obtained from a common tap in court.

SPA COURT.

Reference Nos. 626 to 631

Population 30.

A blind court, 132 × 10 feet, leading out of Spa Road, containing six houses, all *without through ventilation*. Water supply is obtained from common tap in Court, sanitary convenience and open brick ash-pit are also placed in court. The houses are damp, dilapidated, and unhealthy.

REGENT COURT.

Reference Nos. 632 to 637

Population 39

A blind court, 73 × 12 feet, leading out of Regent Street, Above Bar, contains six houses all *without through ventilation* and yard space. Their condition does not call for any special comment, other than that the arrangement of the buildings is unsatisfactory.

REGENT PLACE.

Reference Nos. 638 to 641

Population 15

A blind court, 50 × 10 feet, leading out of Regent Street, containing four houses all *without through ventilation* and yard space. The condition of the houses is fair.

HILL COURT, BLECHYNDEN.

Reference Nos. 642 & 643.

Population 9


A blind court, 41 × 11 feet, leading out of Hill Street, containing two cottages, both are *without through ventilation* or yard space. They were found on examination to be dark, dilapidated, and damp. The water supply, ash-pit accommodation, and sanitary conveniences are situate in court.

WARNER'S COTTAGES, COMPTON WALK.

Reference Nos. 644 to 646.

Population 5

Water supply and sanitary convenience are situated in court, no ash-pit accommodation is provided. The houses were found to be in a damp condition.



COMMON LODGING HOUSES.

COMMON LODGING HOUSES.

The Borough of Southampton contains thirteen Common Lodging Houses upon its register, which have been dealt with in previous Annual Reports. These dwellings are principally used for lodgings by hawkers and tramps, but the advantages of such houses might be extended to a higher grade of occupants, if more care was paid to their construction and if better buildings were selected.

The Local Authority would do well to require a higher standard of respectability in the class of lodging house keepers before granting licences, than as a rule at present exists, in order that the houses may be conducted with greater decorum, and with greater comfort and health to the persons whom necessity drives to become inmates of them. With two exceptions these Common Lodging Houses are very old buildings, their interiors are divided and sub-divided with wooden partitions, the object being to make as many rooms as possible, and to take in as many lodgers as possible, without proper consideration of light and ventilation.

Before the preparation of this Report, a committee was appointed to visit these Houses, and the members of this body, were, I believe, unanimous in the opinion that nearly all were totally unfit for the purpose they served, but they felt it was difficult to make any improvements until other accommodation could be found.

In several instances the houses are for the most part built of lath and plaster, and covered with boards, which render them damp.

In two cases the keeper of a lodging house carries on two occupations, namely that of a lodging house keeper and marine store dealer, a store underneath the house being used for the collection of materials belonging to the latter branch of his business.

There is no convenience made for ablution of the lodgers, who have, in the majority of cases, to wash in a bucket of water in an open yard. It has been found, also, as previously reported, that the separation of the sexes does not, as a rule, receive consideration, it being common to find men and women sleeping in one large room without any screens or partitions.

Some of the existing common lodging houses are quite unfit for habitation.

The total number of beds upon our register of common lodging houses is 298, and seeing the high rent that the keepers are able to pay, I am certain that if a good common lodging house were built, having all modern requirements, it would, with proper management, pay well. Whether such a work should be undertaken by private enterprise or by the Local Authority is a matter for your consideration. The best model for such dwelling will be found in Parker Street, Drury Lane, London.

Further particulars are given on sheet 7 of the Appendix, from which it will be seen that most of the common lodging houses are situated in Simnel Street, and have been dealt with on page 52.



THE EFFECTS OF RESIDENCE IN DISTRICTS DESCRIBED.

EFFECT OF RESIDENCE IN DISTRICTS DESCRIBED.

Residence in houses situated, as many in this Report are, in narrow dark Courts, badly lighted and ventilated, has many pernicious effects.

UPON HEALTH.

Phthisis (Consumption) and Anæmia are frequently started by living in confined spaces badly lighted and ventilated.

It is marvellous that not more of such inhabitants show this, but perhaps it may find an explanation in the fact that owing to their scanty means, they are compelled to be away from home the greater portion of the day earning their living, either in the open air, or at least among healthier surroundings than their own homes. In many instances, however, I have found invalids at home, being too ill to work from the reason I have given.

MORALITY.

The situation of many of these houses in blind narrow Courts leading out of some of our principal streets by a passage, and hemmed in on all sides by taller houses renders them pretty well secluded from passers by. Near neighbours, however, can bear witness to the misery, vice and drunkenness which are rife in such Courts. Owing, as I have suggested, to their secluded position, the general public are unaware of these scenes, and consequently they exist without interference.

HOUSES WITHOUT YARD SPACE.

In this report which deals with houses in Courts and Alleys, 427 are without back yards. The majority are dependent for their water supply from one common standard in the Court, where situation is found also for

WATER CLOSETS AND ASH PITS.

The occupants of houses in the more lengthy Courts are put to great inconvenience, frequently having to travel some distance to get water, and for other purposes, besides having to expose themselves to the vicissitudes of the weather. The consequence is that dirty habits are favoured, instead of discouraged. It is a misfortune that difficulties should be placed in the progress of the poorer classes towards cleanliness. In such houses every drop of water has to be carried from the hand pipe, and a pail-full has to serve the double purpose of drinking supply, washing, and other domestic uses. The same water is frequently made to serve many turns owing to the trouble of fetching a fresh supply. With these difficulties, it will be no surprise to hear that personal uncleanness and uncleanness in the house are the rule and not the exception.

The situation of water-closets in Courts often leads to the retention of excreta in houses ; this specially applies to cases where a resident is confined to the house through illness. A common practice in such cases is to retain the filth in tubs and other utensils, either under the bed or in a cupboard. Moreover, many closets in Courts are used by tramps and others at night-time, which does not improve their condition. The tone of female morality is much lowered by the existing condition of things in this particular respect.

ASH HEAPS.

Ashes and vegetable refuse were found in many instances thrown into a cupboard of the sitting room, to be removed only when they became an annoyance to the inmates, either to the ash bin or heap in the Court.

WOODEN GUTTERING.

It is surprising to find that the rain water guttering of several of these houses is composed of wood, which in many instances, is defective, and it is still more surprising to find that if repairs become necessary a similar material is used, in spite of such a system being one of the chief causes of damp walls, and in consequence illness among the inhabitants. Damp-Courses are found in only a very few cases, and the absence of these is another fertile cause of damp houses.

Ground floor ventilation is the exception instead of the rule, and in many houses the floor is below the pavement level, such houses frequently requiring new floors.

I found during my inquiry, that a large amount of property in these districts has been handed down to descendants of the original owners with only a life interest ; the consequence is, little or nothing is spent on repairs, the next owner being left to do what is the duty of the present one, and thus continual neglect, in the course of time renders the property quite unfit for human habitation.

I came across an old lady whose sole maintenance was the proceeds of two houses in these districts, and she had not the means to do any repairs. The houses became so very bad that the tenants refused to pay her any rent, and finally a closing order was obtained. The Committee visited the tenements, and found floors pulled up, walls dangerous, drains and closets dilapidated, and sewage flowing over the yard and under the floors. Cases of small property, held by poor people having only life interest in it are not uncommon in Southampton, and in many such instances are in or rapidly approaching a bad state.

LISTS OF
HOUSES UNFIT FOR HABITATION.
OBSTRUCTIVE BUILDINGS.
BACK TO BACK HOUSES.
DILAPIDATED HOUSES.

LIST OF HOUSES UNFIT FOR HUMAN HABITATION.

Coburg Yard, Nos. 60-61
 Castle Lane, 118-119-120-
 121-122
 Castle Court, 150
 Lock's Court, 193-194-195-
 196
 Blue Anchor Lane, 185-186-
 187-188
 Blue Anchor Court, 208
 Taylor's Court, (Simmel St.)
 211
 Benwell's Buildings, 234-235-
 236

Lower Back of the Walls,
 one house
 *Deacon's Court, 393-394-395-
 396-397-398
 Cross Court, 415
 Houndwell Cut, 482-483-484
 St. George's Court, 488-489
 Grace's Court, 537
 Newman Court, 538
 Holden's Place, 542-544-545
 Godfrey's Cut, 610

* These have been added since the Appendix was formed.

LIST OF OBSTRUCTIVE BUILDINGS.

Brewhouse Lane, 8
 Brewhouse Court, 13-15-19
 Pardey's Court, 22-24
 Goater's Alley, 37-39
 Five's Court, 45-48-51
 St. Thomas' Court, 54-57
 Churcher's Court, 62-64-66-
 67-70
 Victoria Court, 73
 Wickham's Court, 76-78-79
 Cushen's Court, 82-84-86-87-
 90-93-94
 Castle Gardens, 98-101-104-
 106-108-110
 Castle Buildings, 113-115-
 117
 William's Court, 133
 Lansdowne Place, 135-138-
 141-142
 Castle Court, 144-147-152
 Dear's Court, 153-155-157
 Lansdowne Hill, 158-159-161-
 163
 White's Court, 165-169
 Blue Anchor Court, 171-173-
 175

Collis' Court, 179-182-183
 Taylor's Court, (Simmel St.)
 208-209-210-211
 Chesterfield Terrace, 212
 French Street, 213,
 St. Michael's Square, 214,
 Taylor's Court, (High St.)
 224-226-231
 St. George's Court, Back of
 Walls, 237
 Gloucester Court, 256-258
 China Place, 272
 Charlotte Street, 274-275
 Saunder's Court, 277
 Mason's Close, 279
 Southampton Place, 328-330
 Horseman's Buildings, a large
 building in High Street,
 on Plan E
 Gordon's Passage, 338-340
 East Street, 343-344-358
 East Place, 345-347-350
 Green's Court, 354-357
 Frost's Court, 360
 Cross Court, 370-372
 Nelson Place, 379

Mount Court, 388-389
 Mount Street, 391
 Deacon's Court, 394-396-398
 Union Place, 403-406-409-412
 Cozen's Court, 432, 434
 Wheeler's Court, 438-439
 Coomb's Court, 443
 Bell's Court, 451
 Petty's Court, 457-460
 Challis Court, 470
 Houndwell Cut, 483
 St. George's Court, (Houndwell) 491-493

St. Thomas' Buildings, 498-500-502-504-506
 York Square, 512-513-517-519
 Church Row, 530
 Holden Place, 540-545
 North Front, 549
 Isaac's Court, 550-551-552
 Mission Cottages, 558-559
 Cossack Place, 571-574-575
 Farmer's Court, 583
 Middle Street, 579-588

BACK TO BACK HOUSES.

Brewhouse Court, 14
 Roe's Court, 27-28-29-30
 Goater's Court, 33-34
 Five's Court, 43-44
 Saint Thomas' Court, 52
 Taylor's Court, (Simnel St.) 208-209-211
 Benwell's Buildings, 234-235
 Nelson Place, (Canal Walk) 264
 Nelson Place, (Cross St.) 379

Barry's Court, 382-383
 Challis' Court, 467-468-469-470
 York Square, 510-511-512-513-514-515-516-517-524-525
 Church Row, 529-530-531
 Bell's Buildings, 537
 Holden Place, 546-547
 North Front, 549
 Everett's Court, 585

LIST OF DILAPIDATED HOUSES (AS PER SHEETS).

Brewhouse Lane, 11-12
 Brewhouse Court, 13
 Goater's Court, 31-32-33-34
 Wickham's Court, 75-76-77-78-79-80
 Castle Gardens, (defective) 99
 Castle Lane, 118-119-120-121-122-123-124
 Lansdowne Place, 139-141
 White's Court, 169
 Collis' Court, 183
 Blue Anchor Lane, 185-186-187-188
 Anspach Place, 189-190-191-192

Lock's Court, 193-194-195-196
 Taylor's Court, 208, 210, 211
 China Place, (defective) 267
 Colson's Court, (defective) 279
 East Place, 348
 Deacon's Court, 393-394-395-396-397-398-399
 Houndwell Cut, 482-483-484
 Holden's Square, 542-545
 Isaac's Court, 552
 Brumfield Court, 587-588
 Grove Street Cottage, 606
 Spa Court, 626-627-628-629-630-631
 Hill Court, 643

STATISTICAL.

CONCLUSION.

STATISTICAL.

Population—

The number of persons residing in the dwellings dealt with herein reaches a total of 2,599.

The total number of houses reported upon equals 659.

The crowding together of persons upon space is very evident, showing an average of 441.4 persons per acre, in houses reported; against 14.5 per acre in Portswood, and 32.4 for the entire Borough.

Acreage—

The 659 houses reported upon, together with the open space around them, has been carefully measured, and amounts to 5 acres, 4,270 square yards.

These and other points of interest may be gathered from the following table—

AREA, NO. OF HOUSES, AND POPULATION PER SHEET AND PER ACRE.

No. of Sheet.	Reference Nos.	Area, square yards.	No. of Houses per Sheet.	No. of Houses per Acre.	Population per Sheet.	Distribution of Population at rate per Acre.
1	1 to 97	4,438	97	106	361	394
2	98 to 210	6,411	113	85	519	392
3	211 to 320	4,086	115	136	498	590
4	328 to 449	5,187	122	114	450	420
5	450 to 547	4,148	109	127	308	359
6	548 to 646	3,674	99	130	363	478
7	Only Four Common Lodging Houses are calculated from this Sheet, the remainder were calculated in a previous portion of the Report	526	4	37	100	920
Totals		28,470	659		2,599	

Total Area occupied by Houses detailed in this Report—

5 acres 4,270 square yards.

No of Houses in Report	...	...	...	659
Ditto	Borough	...	...	17,888
Ditto	Town Proper	...	...	15,700
Ditto	Portswood	...	...	2,138
No. of Houses per acre in Courts and Alleys reported,				112·0
Ditto	Borough	...	...	8·9
Ditto	Town Proper	...	...	11·8
Ditto	Portswood	...	...	3·1
Population per acre in Report	...	...	...	441·4
Ditto	Borough	...	...	32·4
Ditto	Town Proper	...	...	41·5
Ditto	Portswood	...	...	14·5

Before concluding this report I desire to state that I do not recommend wholesale demolition of houses.

The Council demanded a report upon insanitary dwellings, and now my duty has terminated.

For special reasons I have made but few suggestions, and prefer that the Corporation should themselves decide how they will deal with the details portrayed in this report. In my opinion it would be impossible to remedy the existing evils by a single action. Firstly, by reason of the enormous expense, and secondly, the inability to house the displaced tenants. Therefore I shall content myself by finally reminding you of a few of the courts demanding your attention first, which could be cheaply re-modelled without any hardship to the tenants. Amongst these I would recommend to your notice—

Collis's Court	|	Blue Anchor Lane
Lock's Court	|	Blue Anchor Court
Simmel Street (portion of)	|	Lansdowne Place
Castle Lane (portion of)	|	

many of which belong to the Corporation.

Trusting the epitomé of the Housing of the Working Classes Act, 1890, which I have prepared will assist you while considering this report,

I am, Gentlemen,

Your obedient servant,

A. WELLESLEY HARRIS,
M.R.C.S., L.S.A., D.P.H. Lond.,

Medical Officer of Health, Borough and Port of Southampton.

INDEX.

INDEX.

	PAGE
Acreage	91
Acquisition of Land	10
Advertisement of Scheme	9
Anspach Place	35, 51
Ashpit accommodation	27
Ashpits and Ash-heaps, &c.	82
Back-to-Back Houses	86
" " Definition of	26
Back-of-the-Walls, Lower	37, 55
Barling's Court	37, 55
Barry's Court	38, 60
Beehive Buildings	62
Bell's Buildings, Chapel Street	68
Bell's Court, Queen Street	64
Bell's Court, Spa Road	40, 73
Benwell's Buildings	37, 54
Blue Anchor Court	32, 35, 50
Blue Anchor Lane	35, 51
Brewhouse Court	32, 43
Brewhouse Lane	31, 43
Brick Court	60
Brumfield Court	71
Buchans Court	53
Castle Buildings	32, 35, 47
Castle Court	32, 35, 49
Castle Gardens	32, 35, 47
Castle Lane	32, 35, 48
Challis Court	38, 65
Charlotte Court... ..	57
Chesterfield Terrace	53
China Place	56
Churcher's Court	46
Church Row	39, 67
Closing Order	15
Coburg Yard	45
Collis Court	35, 50
Colson's Court	27, 56
Column Heading, Explanation of	25
Common Lodging Houses	75, 78

Condition of Houses	...	...	...	27
Confirmation of Schemes	...	...	...	10
Coomb's Court	...	...	...	63
Cossack Place	...	...	...	39, 70
Courts and Streets, names of	...	...	...	25
Court Measurements	...	...	...	27
Cozen's Court	...	...	...	63
Cross Court	...	...	...	38, 59
Cross Street, Rookery	...	...	...	62
Crown Court	...	...	...	37, 58
Cushen's Court	...	...	...	35, 46
Deacon's Court	...	...	...	38, 61
Dear's Court	...	...	...	32, 35, 49
Description of Plans	...	...	...	31
Definition of Owner	...	...	...	15
Demolition Order	...	...	...	15
Dilapidated Houses, List of	...	...	...	86
Duncan's Place	...	...	...	70
East Place	...	...	...	37, 59
East Street	...	...	...	37
Edward Place	...	...	...	66
Effects of Residence in Districts described	...	...	...	79, 82
Epitome of Housing Working Classes Act, 1890—				
Part 1	...	...	...	9, 11
Part 2	...	...	...	15, 17
Part 3	...	...	...	21
Everett's Court	...	...	...	39, 71
Farmer's Court	...	...	...	39, 71
Five's Court	...	...	...	32, 45
Frost's Court	...	...	...	38, 59
Gloucester Court	...	...	...	37, 55
Goater's Alley	...	...	...	32, 44
Goater's Court	...	...	...	32, 44
Goddard's Court	...	...	...	72
Godfrey's Cut	...	...	...	40, 72
Gordon's Passage	...	...	...	37, 59
Grace's Court	...	...	...	68
Green's Court	...	...	...	38, 59
Grove Street Cottages	...	...	...	40, 72
Hawkin's Court	...	...	...	38, 60
Health, Effect upon, &c.	...	...	...	81
Henry Street	...	...	...	57

Hill Court	...	...	...	...	73
Holden's Place	...	...	...	...	39, 69
Horseman's Buildings	...	...	...	...	58
Houndwell Cut	...	...	...	...	39, 65
Housing of the Working Classes Act 1890—Epitome of	...	...	...	...	9, 21
Houses Unfit for Human Habitation—List of	...	...	...	...	84
Houses used for Illegal Purposes	...	...	...	...	11
Houses without Yard Space	...	...	...	...	81
Improvement Schemes	...	...	...	...	31, 32
Introduction	...	...	...	...	5
Isaac's Court	...	...	...	...	39, 69
King Street	...	...	...	...	62
Lansdowne Hill	...	...	...	...	32, 37, 49
Lansdowne Place	...	...	...	...	32, 35, 48
Lenney's Passage	...	...	...	...	47
Lock's Court	...	...	...	...	35, 51
Mason's Close	...	...	...	...	37, 57
Middle Street	...	...	...	...	39, 70
Miller's Passage	...	...	...	...	39, 66
Mission Cottages	...	...	...	...	39, 70
Morality, Effect upon, &c.	...	...	...	...	81
Morse's Buildings	...	...	...	...	38, 65
Mount Court	...	...	...	...	60
Nelson Place, Canal Walk	...	...	...	...	55
Nelson Place, Cross Street	...	...	...	...	38, 60
New Court	...	...	...	...	72
Newman's Court	...	...	...	...	68
Nightingale Court	...	...	...	...	69
Obstructive Buildings	...	...	...	...	15, 85
Obstructive Buildings, Definition of	...	...	...	...	25
Official Representation	...	...	...	...	9
Owner, Definition of	...	...	...	...	15
Pardy's Court	...	...	...	...	32, 44
Particular Courts and Alleys	...	...	...	...	43
Pepper Alley	...	...	...	...	54
Petty's Court	...	...	...	...	64
Plans, Description of	...	...	...	...	31
Population	...	...	...	...	89
Provisional Order	...	...	...	...	10
Public Common Lodging Houses	...	...	...	...	21

Reference Numbers	...	...	...	...	25
Regent Court	...	...	...	...	73
Regent Place	...	...	...	...	73
Resolution concerning the Report	...	...	...	...	3
Roe's Court	...	...	...	...	32, 44
Russell Court	...	...	...	...	64
St. George's Court, Back-of-the-Walls	...	...	...	...	37, 55
St. George's Court, Houndwell	...	...	...	...	39, 66
St. George's Street, Back-of-the-Walls	...	...	...	...	57
St. Thomas' Buildings, Houndwell	...	...	...	...	39, 66
St. Thomas' Court	...	...	...	...	45
Saunders' Court	...	...	...	...	37, 56
Sawmill Cut	...	...	...	...	38, 63
Spa Court	...	...	...	...	40, 73
Scarcity of Dwellings for Working Classes	...	...	...	...	6
Simnel Street	...	...	...	...	36, 52
Small Areas	...	...	...	16, 17, 35 to	40
Southampton Place	...	...	...	...	58
Statistical	...	...	...	...	89
Synopsis	...	...	...	...	4
Taylor's Court, High Street	...	...	...	...	37, 54
Taylor's Court, Simnel Street	...	...	...	...	53
Unhealthy Areas	...	...	...	...	9
Union Cut	...	...	...	...	38, 61
Union Place	...	...	...	...	38, 61
Victoria Court	...	...	...	...	31, 46
Warner's Cottages	...	...	...	...	74
Water Closet Accommodation, &c.	...	...	...	...	28, 82
Water Supply to Houses	...	...	...	...	27
Waterhouse Court	...	...	...	...	68
Wheeler's Court	...	...	...	...	63
White's Court, Pepper Alley	...	...	...	32, 35,	49
White's Court, Prince's Street	...	...	...	...	72
Wickham's Court	...	...	...	...	31, 46
Williams' Court	...	...	...	32, 37,	48
Winchester Place	...	...	...	...	70
Wooden Guttering, Effects of, &c.	...	...	...	...	82
York Square	...	...	...	...	39, 67
York Street	...	...	...	...	67
Young's Court	...	...	...	...	62